

## Study Area F

### Recommendations and Principal Reasons

Study Area F is located in southwestern Miami-Dade County and is bounded by SW 184 Street on the north, South Dixie Highway on the west, SW 248 Street on the south, and the Biscayne Bay coastline on the east. Three private small-scale applications, Application Nos. 19, 20, and 21, and two private standard applications, Application Nos. 18 and 22, were filed in this study area to amend the Land Use Plan map.

Application Number	Applicant/Representative Location (Acres) REQUESTED CHANGE TO THE CDMP LAND USE PLAN MAP	Recommendations for... •DISPOSITION •TRANSMITTAL
18	GCF Investments, Inc., Juan J. Mayol, Esq., and Stephen M. James, Esq. East side of Old Cutler Road between SW 208 and SW 212 Streets (35.61 Net Acres).	DENY TRANSMIT
	FROM: LOW DENSITY RESIDENTIAL (2.5-6 DU/Ac.) TO: BUSINESS AND OFFICE	
19	Pinto Realty Company, Chad Williard, Esq. Northeast corner of SW 216 Street and SW 99 Avenue (1.8 Gross Acres).	DENY
	FROM: LOW DENSITY RESIDENTIAL (2.5 to 6.0 DU/Ac.) TO: BUSINESS AND OFFICE Small-Scale Amendment	
20	J. L. Brown Development Corporation, James L. Brown, Sr. Northwest corner of SW 112 Avenue and SW 216 Street (3.08 Gross Acres).	DENY
	FROM: MEDIUM DENSITY RESIDENTIAL (13 to 25 DU/Ac.) TO: BUSINESS AND OFFICE Small-Scale Amendment	

Application Number	Applicant/Representative	Recommendations for...
	Location (Acres)	•DISPOSITION •TRANSMITTAL
	REQUESTED CHANGE TO THE CDMP LAND USE PLAN MAP	
21	Kaza 112 Property Corporation, Andy Zitman Southeast corner of SW 112 Avenue and SW 224 Street (0.62 Net Acres).	DENY
	FROM: LOW DENSITY RESIDENTIAL (2.5 to 6.0 DU/Ac.) TO: BUSINESS AND OFFICE Small-Scale Amendment	
22	Princeton Land Investments, LLC, Jeffrey Bercow, Esq., and Graham Penn, Esq. Northwest and southeast corners of SW 127 Avenue and SW 240 Street (58.0 Gross Acres).	ADOPT TRANSMIT
	FROM: LOW DENSITY RESIDENTIAL (2.5 to 6.0 DU/Ac.) TO: (PARCEL A) MEDIUM DENSITY RESIDENTIAL (13 to 25 DU/Ac.), 38.32 Acres (PARCEL B) LOW-MEDIUM DENSITY RESIDENTIAL (2.5 to 6.0 DU/Ac.), 20.19 Acres	

### **Application No. 18**

**Location:** East side of Old Cutler Road between SW 208 and SW 212 Streets (35.61 gross acres)

#### **Requested Amendment to the Land Use Plan Map:**

From: Low Density Residential (2.5 to 6.0 DU/Ac.)  
To: Business and Office

**Recommendation:** DENY and TRANSMIT

#### **Principal Reasons for Recommendation:**

1. The application does not provide any details on the proposed development but does state that the site will be developed with commercial and office uses. The application also indicates that it would be likely to include both commercial and residential components. A representative of the applicant has verbally stated that the development will be similar to the proposal for the property in the Charrette Report for Old Cutler Road. However, the Department has not received a draft covenant limiting development to a specific proposal.

The request to redesignate the entire site as “Business and Office” is not consistent with the Charrette Report for Old Cutler Road, which was accepted by the Board of Commissioners on April 13, 2004. This parcel, known as the old potato field, is designated as the center of the Old Cutler community with a public plaza, mixed uses or apartment buildings fronting the plaza and rowhouses on the remainder of the parcel. The report also recognizes that the Florida Legislature designated in 1974 Old Cutler Road as a “State Historic Road” and as a “State Scenic Highway” and prohibited this two-lane roadway from being widened. This report on page 2 states *“The historic designation of Old Cutler Road requires that its “historical” path appearance be kept throughout its width, but also, and most importantly, in the appearance of the elements that line it. This section of Old Cutler Road {the 2.5-mile section between Franjo Road and SW 92 Avenue} is flanked by commercial buildings. Historic paths can be commercial in character and equipped for these functions. But property and business owners need to make a commitment to the principle of character preservation.”*

The application proposes to redesignate 35.61 gross acres to “Business and Office” on the adopted Land Use Plan (LUP) map. Parcels of this size are too large for neighborhood shopping centers but are typical of community shopping centers that are characterized by the selling of a wide range of goods including apparel and furniture. This type of shopping center may include a supermarket as an anchor but also may include a specialty store such as a Barnes and Noble or a discount store such as Target or Wal-Mart as anchors. A shopping center of this magnitude would be out of character for a historic road that can’t be widened.

2. The application is situated in an area that already has commercial facilities providing convenience goods and services to the residents. This site is approximately 1,500 feet southwest of an existing retail cluster located at the intersection of Franjo Road and Old Cutler Road. This retail cluster has a Publix Supermarket in the Old Cutler Towne Center and two pharmacies, Walgreen’s and CVS, as anchors.

The CDMP “Guidelines for Urban Form” provide that intersections of section-line roadways should be planned to serve as activity nodes for the surrounding residential communities. These activity nodes would be the location of the non-residential activities in a neighborhood because section-line roads function as the principal roadways providing access to most neighborhoods.

This application site is served by one section-line road, SW 97 Avenue. However, SW 97 Avenue at this location does not provide access from this area to any other neighborhood and is not identified as an arterial or collector roadway on either the “Planned Year 2015 Roadway Network” or “Roadway Functional Classification-1995” maps in the Transportation Element of the CDMP. Franjo and Old Cutler Roads are the principal roadways providing access to this community from other neighborhoods and are identified in the Transportation Element as the roadways providing access to this area. Thus, the existing retail cluster at the intersection of Franjo and Old Cutler Roads is the proper location for the activity center for this neighborhood.

3. The Study Area has a substantial supply of vacant or agricultural land that is zoned or designated for commercial uses. Study Area F (MSA 7.1) contained 304.8 acres of in-use commercial uses in 2004 and an additional 118.3 acres of vacant land zoned or designated for business uses. The annual average absorption rate for the 2003-2005 period is 5.83 acres per year. At the projected rate of absorption reflecting the past rate of commercial uses, the study area will deplete its supply of commercially zoned or designated land in the year 2024.
4. The existing Level-of-Service (LOS) on Old Cutler Road is categorized as “F”, which means the traffic on the roadway is extremely congested during peak periods. Development of a commercial use at this location will further deteriorate the traffic situation on a historic roadway that cannot be widened for increased capacity.

This application will generate approximately 1,086 net new peak period trips. Old Cutler Road between Franjo Road and SW 216 Street has depleted its service capacity and operates at LOS F according to the records maintained by the Public Works Department. In addition, Old Cutler Road between SW 184 Street and Franjo Road, just northeast of the application site, has only 160 peak period trips remaining. Southwest of the application site along Old Cutler Road between SW 216 Street and US 1 only 214 peak period trips remain. There are no programmed roadway improvements within the next five years that would increase capacity within the area of the application site.

For other public services, the site has limited impact. A minor extension of Metrobus Route 70 would be recommended to properly serve the area. Pullout bus bays will be necessary at this location.

The issue of public schools must be dealt with for any potential residential component to the project. The high school serving this site currently exceeds the Florida Inventory for School Houses (FISH) capacity standard of 115 percent. With any potential residential development in this application site, the elementary school will also exceed this capacity standard. The capital plan does include new facilities to address this concern.

5. While the Department does not believe that the CDMP should be amended to provide for development of a shopping center at this location, transmittal is recommended to provide the application an opportunity to undergo consideration through the full plan amendment review process.

### **Application No. 19**

**Location:** Northeast corner of SW 216 Street and SW 99 Avenue (1.8 Gross Acres)

**Requested Small-Scale Amendment to the Land Use Plan Map:**

From: "Low Density Residential Communities" (2.5 to 6 DU/ Gross Acre)

To: "Business and Office"

**Recommendation:** DENY



## **Principal Reasons for Recommendation:**

1. The proposed LUP map designation for the roughly triangular-shaped application site is not in scale or character with the surrounding residential neighborhood. The site is located in the Lincoln City Subdivision with a park site to the northeast of the application site and single-family housing to the northeast and southwest. Cutler Ridge Section Seven Subdivision is situated to the west with two recently built single-family homes adjacent to the application site along SW 99 Avenue which currently dead ends prior to reaching SW 216 Street. Cluster homes in Old Cutler Common and Lakes by the Bay are located to the east and southeast.

The requested amendment is not consistent with the Guidelines for Urban Form. The site is not located where two section line roads intersect at right angles as shown in the graphic for the guidelines but where one east-west section-line road, SW 216 Street, intersects with a diagonal northeast-southwest collector road, Old Cutler Road. The frontages of the application site along Old Cutler Road and the local roads of SW 99 Avenue, Ingraham Avenue Road and theoretical SW 215 Street are all greater than the frontage along SW 216 Street, the section-line road.

2. The application site is located within the area covered by the Old Cutler Road Charrette Report (March 2003). The Report, which was accepted by the Board of Commissioners on April 13, 2004, defines the commercial core for the roadway to exist between SW 87 Avenue and SW 97 Avenue, and recommends that roundabouts be constructed at Old Cutler Road and SW 87 Street and at Old Cutler Road and SW 212 Street to demarcate the commercial corridor. The roundabouts would serve as “bookends” that define and contain the commercial growth along the Old Cutler Road corridor, slow traffic, and create a pedestrian-friendly environment. The application site is four blocks south of the roundabout at SW 212 Street. Thus, the site is not located in an area identified by the Charrette as a commercial area. The charrette shows the application site as part of a park with ball fields but the Park and Recreation Department does not have the funding for expanding the existing park site.
3. The principal road providing access to the application site is a two-lane roadway, Old Cutler Road, which cannot be widened. This roadway was declared in 1974 by the Florida Legislature as a State Historic Highway and subsequently designated by the state as a “State Scenic Highway,” which requires that no state funds shall be expended by any public agency for any purpose that would change or impact the historic character of the road, including no road widening, tree removal, and changes to the physical dimensions of the existing roadway. The existing Level-of-Service (LOS) on this roadway is categorized as “F”, which means the traffic on the roadway is extremely congested during peak periods. Development of a commercial use at this location will further deteriorate the traffic situation on this historic roadway.

This application will generate approximately 63 net new peak period trips. Old Cutler Road between Franjo Road and SW 216 Street has depleted its service capacity and operates at LOS F according to the records maintained by the Public Works Department.

Southwest of the application site along Old Cutler Road between SW 216 Street and US 1 only 214 peak period trips remain. There are no programmed roadway improvements within the next five years that would increase capacity within the area of the application site.

4. There is no shortage of commercial space in the area. The application site is located less than one linear mile southeast of Southland Mall, which is a designated Metropolitan Urban Center on the LUP map. Another area designated as “Business and Office” is located less than one mile to the northeast along the southern side of Old Cutler Road and west of SW 87 Avenue.

The Study Area has a substantial supply of vacant or agricultural land that is zone or designated for commercial uses. Study Area F (MSA 7.1) contained 304.8 acres of in-use commercial uses in 2004 and an additional 118.3 acres of vacant land zoned or designated for business uses. The annual average absorption rate for the 2003-2005 period is 5.83 acres per year. At the projected rate of absorption reflecting the past rate of commercial uses, the study area will deplete its supply of commercially zoned or designated land in the year 2024. Within the 1.5-mile trade area surrounding the site, there were 38.9 acres of vacant commercial land in 2004 and 257 acres in use for commercial purposes.

#### **Application No. 20**

**Location:** Northwest corner of SW 112 Avenue and SW 216 Street (3.08 Net Acres).

**Requested Small-Scale Amendment to the Land Use Plan Map:**

From: "Medium Density Residential Communities" (13 to 25 DU/ Gross Acre)

To: “Business and Office”

**Recommendation:** DENY

**Principal Reasons for Recommendation:**

1. The application site is not needed to address commercial needs in this area. The site is located less than one-half mile south of Southland Mall and the associated Metropolitan Urban Center. A number of strip commercial centers are located along South Dixie Highway both within the Urban Center as well as to the north and south, and are designated on the LUP map as “Business and Office.”

There is no shortage of commercial space in the area. The Study Area depletion date for commercial space is projected to be 2024, one year after the projected depletion date for residential land, notwithstanding that the Business and Office designation would also permit residential use up to one density category higher than adjacent or adjoining residential land use category, which would increase residential supply by 77 to 184 dwelling units. The Study Area had 118.3 acres of vacant commercial land in 2004 and nearly 305 acres of commercial land in use, with an annual absorption rate projected for the period 2003-2025 of 5.83 acres per year. Within the 1.5-mile trade area surrounding

the site, there were 26.8 acres of vacant commercial land in 2004 and 294.3 acres in use for commercial purposes.

2. The site includes a residential structure that is over 50 years of age. The house was the home of the Maycox family, who were pioneer settlers of Bahamian origin. The house is likely to be post-1938 (not 1930 as recorded in the Tax Assessor's database. The structure was not listed in the original County Historic Sites Survey (1978-81); however, the structure has probably historic significance. A professional consultant should conduct an assessment and recording of results, and any design plans for future development of the property should tie in to historical and environmental themes of the area.

### **Application No. 21**

**Location:** Southeast corner of SW 112 Avenue and SW 224 Street (0.91 Gross Acres).

**Requested Small-Scale Amendment to the Land Use Plan Map:**

From: "Low Density Residential Communities" (2.5 to 6.0 DU/ Gross Acre)

To: "Business and Office"

**Recommendation:** DENY

**Principal Reasons for Recommendation:**

1. The CDMP "Guidelines for Urban Form" provide that intersections of section-line roadways should be planned to serve as activity nodes for the surrounding residential communities. These activity nodes would be the location of the non-residential activities in a neighborhood because section-line roads function as the principal roadways providing access to most neighborhoods.

The application site is not located at the intersection of two section line roads. Although SW 112 Street is designated on the LUP map as a "major" roadway, SW 224 Street is not, nor is it designated a "minor" roadway, as Old Cutler Road is. A commercial node at the intersection of SW 112 Avenue and SW 224 Street is therefore unwarranted.

2. There is no shortage of commercial space in the area. A grocery store and small strip-shopping center is located across from the application site on the northeast corner of SW 112 Avenue and SW 224 Street. During a site visit in July 2005, three of the five storefronts in the strip shopping center were vacant.

The study area has plenty of vacant commercial land. The depletion date for commercial space is projected to be 2024. The Study Area had 118.3 acres of vacant commercial land in 2004 and nearly 305 acres of commercial land in use, with an annual absorption rate projected for the period 2003-2025 of 5.83 acres per year. Within the 1.5-mile trade area surrounding the site, there were 41.4 acres of vacant commercial land in 2004 and 209.5 acres in use for commercial purposes.

## **Application No. 22**

**Location:** Northwest and southeast corners of SW 127 Avenue and SW 240 Street (58.51 gross acres)

### **Requested Amendment to the Land Use Plan Map:**

Parcel A (38.32 Ac)

From: Low Density Residential (2.5 to 6.0 DU/Ac.)

To: Medium Density Residential (13 to 25 DU/Ac.)

Parcel B. (20.19 Ac.)

From: Low Density Residential (2.5 to 6.0 DU/Ac.)

To: Low-Medium Density Residential (2.5 to 6.0 DU/Ac)

**Recommendation:** ADOPT and TRANSMIT

### **Principal Reasons for Recommendation:**

1. This application site is adjacent to the Princeton Community Urban Center (CUC) in which a Charrette Report has been prepared. The Board of County Commissioners accepted this report on September 9, 2004. The Princeton CUC Zoning district, which implements a portion of the report, was adopted on July 7, 2005. The zoning will permit up to 18 dwelling units per net acre on properties adjacent to the application site. Thus the proposed project is compatible with the adjacent zoning.

The applicant has submitted a proposed covenant that provides for consistency with Princeton Community Urban Center and the County's Urban Design Manual and addresses several issues with this development proposal. However, caveats were provided in the draft covenant. In the event of a conflict between the PCUC regulations and the standards of the Property zoning district(s), the Property's zoning regulations shall prevail. In addition, the provisions of the draft covenant shall be inapplicable to any portion of the Property developed in accordance with the existing site plan approved pursuant to Zoning Resolution Z-15-05. The following conditions are included to address some concerns with the proposed development:

Roadway Network. All roadways within the subject property will align as much as possible with corresponding roads in the PCUC in order to form a unified grid network.

Design of Development. The design of any development on the subject property shall, to the extent practicable and feasible, be consistent with as many of the requirements of the PCUC's "Residential", "Residential Modified," or "Mixed Use Main Street" districts as possible. These requirements shall include, but not be limited to, residential density and right-of-way design. However, the property owner shall not be required to apply for variances of the zoning regulations for the subject property's requested zoning district(s).

Public Open Space. The Property shall be developed with at least two (2) acres of public open space, in the form of plazas, greens, or squares as defined under the Miami-Dade County Standard Urban Center District Regulations.

Urban Design Manual. The development pattern of the subject property shall also incorporate elements of the Miami-Dade County Urban Design Manual, subject to the limitations of the Property's zoning district(s).

Workforce Housing. A minimum of 10% of the residential units on the Property shall be designated for workforce housing and shall meet the criteria of workforce housing in Miami-Dade County. Workforce housing shall be deemed to be the sale or rental of property for persons within the income range of 65% to 140% of the median family income for Miami-Dade County as published annually by the U.S. Department of Housing and Urban Development.

Educational Facilities Mitigation. In order to help meet the future educational facility needs generated by the Application, the property owner shall submit to the Director of Planning and Zoning a plan to mitigate the impacts on Miami-Dade County Public School educational facilities for review and approval at the time the property owner files an application for a district boundary change on the Property to a residential zoning district more intense than Modified Single Family Residential (RU-1MA). Such mitigation plan may include, without limitation, the provision of charter school facilities, allocation of land for the future construction of educational facilities, construction of a District owned school, and/or contribution of funds over and above impact fees.

Transit Improvements. In an effort to promote public transportation in the area, prior to the approval of a final plat for the subject property, the property owner shall work with Miami-Dade Transit in good faith to accommodate future transit facilities within the subject property (including bus shelters, pull-out bays, and other facilities) by allowing transit-related encroachments onto the subject property. This obligation shall be extinguished upon the approval of a final plat for the subject property.

Traffic Impact. The property owner shall work in good faith with the Miami-Dade County Public Works Department and Department of Planning and Zoning to ensure that adequate infrastructure will be available to accommodate the traffic trips generated by the development of the subject property.

2. The application site has limited impact on environmental or historical resources. The Department of Environmental Resources Management has identified specimen-sized trees on the site and Section 24-49 of the Miami-Dade County Code requires the preservation of tree resources.
3. The site has limited impact on public services. The middle school serving this site substantially exceeds the Florida Inventory for School Houses (FISH) capacity standard of 115 percent. With this development, the elementary school will exceed this capacity standard. Thus prior to zoning action, this issue will need to be addressed.

4. Access to this site, if approved, would be from either SW 127 Avenue or SW 240 Street. No traffic count stations are currently available for SW 127 Avenue and SW 240 Street in the vicinity of the application site; therefore, the traffic concurrency analysis was performed for US 1, between SW 304 Street and SW 112 Avenue. US 1 from SW 112 Avenue and SW 304 Street is currently operating at LOS A, above the adopted LOS E+20% standard. The concurrency analysis indicates that the segment of US1 from SW 112 Avenue to SW 304 Street would operate at Level-of-Service (LOS) A. LOS is represented by one of the letters "A" through "F", with "A" generally representing the most favorable driving conditions and "F" representing the least favorable. Application No. 22, if developed as Low Medium and Medium Density Residential, would generate approximately 355 more PM peak-hour trips than under the current CDMP designation of Low Density Residential. In analyzing the potential trip distribution, the proposed use would slightly impact the projected operating LOS condition on the segment of US 1 from SW 304 Street to SW 112 Avenue, which would continue to operate at LOS A. In 2015, US 1, between SW 211 Street and SW 232 Street, is projected to operate at LOS F (1.07 - 1.35) violating the adopted LOS E+20% standard applicable to this roadway.

In addition, the proposed residential development will impact traffic on SW 112 Avenue between US 1 and the Homestead Extension of the Florida Turnpike, which currently has an operating Level-of-Service (LOS) of "B." With the application, traffic is expected to deteriorate further on this roadway to LOS "E + 45 percent." Since this roadway segment is located between the Urban Infill Area and the UDB and has extraordinary transit service, the adopted LOS standard is "E + 20 percent." Thus, the roadway segment with the application will violate the adopted LOS standard. There are no programmed or planned roadway improvements to address the problem. The applicant stated in the draft covenant that the property owner shall work in good faith with the Miami-Dade County Public Works Department and Department of Planning and Zoning to ensure that adequate infrastructure will be available to accommodate the traffic trips generated by the development of the Property.

## **Study Area F Description**

Study Area F encompasses approximately 19.15 square miles of the urbanizing unincorporated southeastern Miami-Dade County. This Study Area is bounded by SW 184 Street (Eureka Drive) on the north, South Dixie Highway (US 1) on the west, SW 248 Street (Coconut Palm drive) on the south, and the Biscayne Bay coastline on the east. (See Figure F-1).

All of the land in this Study Area is unincorporated. The Study Area comprises the County's Minor Statistical Area (MSA 7.1) for which population and land use data are regularly maintained. The boundaries of this MSA 7.1 include sufficient area to reasonably represent the trend of development in vicinity of the land use plan map applications addressed below. The Study Area shares its northern boundary with the southern boundary of the City of Palmetto Bay. The lower portion of the Study Area south of SW 232nd Street and east of HEFT (SR 821) is outside the Urban Development Boundary (UDB) with various land use designations including Environmental Protection, Environmentally Protected Parks, Institutional and Public Facility, and Agriculture. The remaining areas are predominantly suburban residential communities with a Regional Urban Center between HEFT, SW 112 Avenue, and SW 200 Street, and a few strip commercial land uses along US 1. Southeast of the Study Area west of SW 97 Avenue is the South Miami-Dade County Landfill.

## **Environmental Conditions and Considerations**

In Study Area F, soils are Krome and Chekika gravelly loams west of the Turnpike. Urban Land soil complexes exist in developed areas. A summary of Environmental Conditions within this Study Area is provided in Table F-1.

### **Flood Protection**

In most of the area in Study Area E between US 1 and SW 137 Avenue, ground elevations range from ten to fifteen feet above mean sea level (msl) on the ridge and from five to ten feet in the former transverse glades. The area east of the Turnpike is lower than five feet mean sea level (msl). Saltwater intrusion into the Biscayne Aquifer extends two to five miles from the shoreline in this low-lying area.

The Black Creek Canal (C-1), C-4 C-102, C-102N, C-100 S, and the L-31E levee canal drain much of the Study Area. East of the Turnpike the highest average groundwater elevations are at, or above, the ground surface throughout most of the area. This "east glade" area has recurring flooding and drainage problems due to its low elevation and flat gradient.

Application No. 18 is located within the Federal Flood Zone AE-7 (within the 100-year flood zone), while Applications Nos. 19, 20, 21 and 22 are located within Federal Zone X (within the 100 year flood zone but inundated with less than one foot of water).

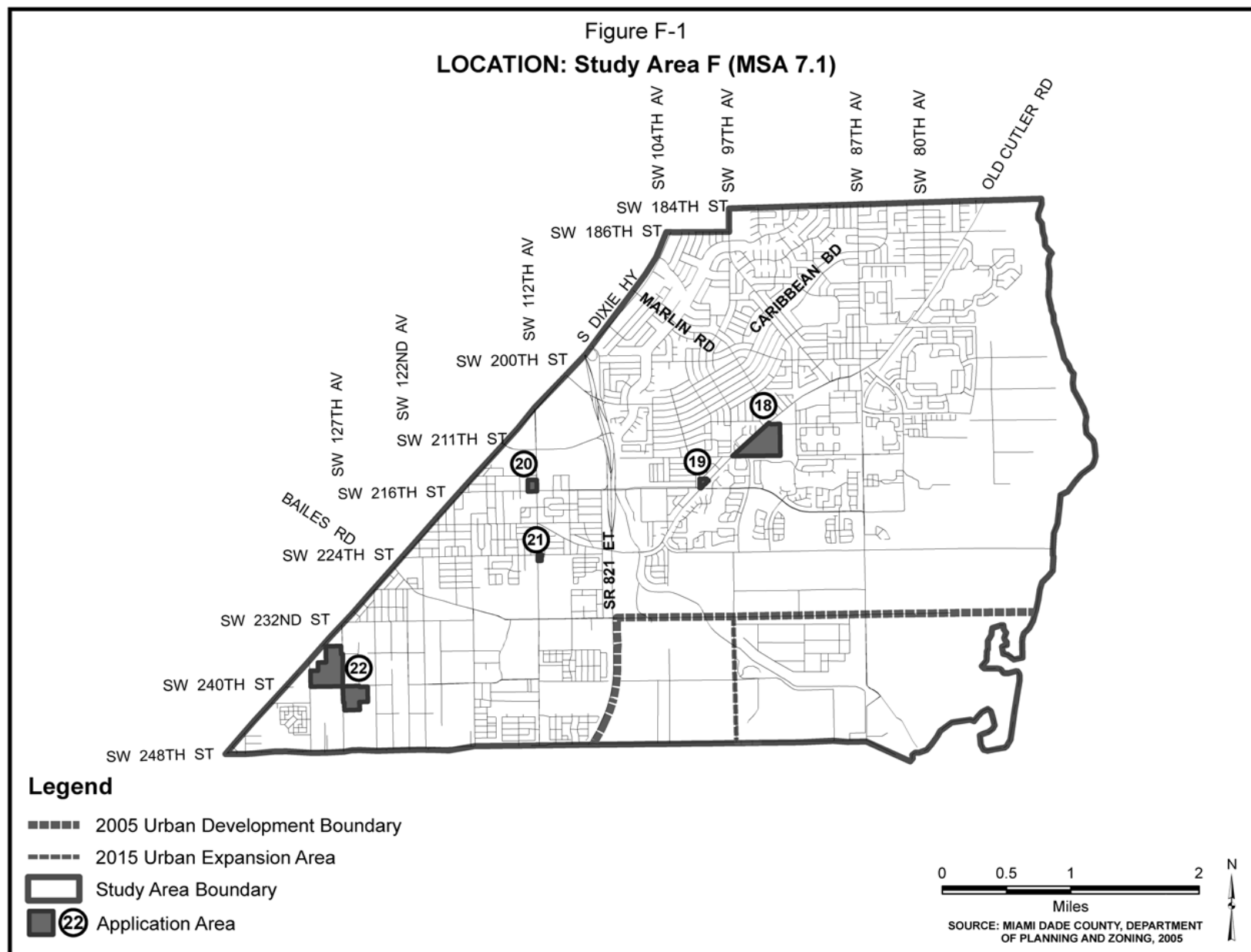




Table F-1  
Environmental Conditions  
Study Area F

Characteristic			Application				
			18	19	20	21	22
<u>Flood Protection</u>							
County Flood (NGVD)	Criteria		7.0 feet	6.0 feet	5.50 feet	5.50 feet	6.0 feet
Stormwater Permit Requirements	Management		Env. Res. Individual Permit	Env. Res. Individual Permit	General Permit	General Permit	Env. Res. Individual Permit
Drainage Basin			C-1 Basin, C-1 Canal) C-100 S & L-31E levee canal	C-4 Basin C-1 Canal, C-100 S & L-31E levee	C-1 Basin, C-1 Canal	C-1 Basin, C-1 & C-2 Canals	C-102 Basin, C-102N & C-102 Canals
Federal Flood Zone			AE-7	X	X	X	X
Hurricane Evacuation Zone			B	C	C	C	C
<u>Biological Conditions</u>							
Wetlands Permits Required			NO	NO	NO	NO	NO
Native Wetland Communities			NO	NO	NO	NO	NO
Natural Forest Communities			NO	NO	NO	NO	NO
Endangered Species Habitat			NO	NO	NO	NO	NO
<u>Other Considerations</u>							
Within Wellfield Protection Area			NO	NO	NO	NO	NO
Archaeological/Historical Resources			NO	NO	YES (1)	NO	NO

Source: Miami-Dade County Department of Environmental Resources Management, Historic Preservation Division, Department of Planning and Zoning, 2005

Drainage in Study Area F is generally good. However, all of the Applications sites shall be required to provide full on-site retention of 5-year storm through a combination of exfiltration and/or infiltration systems. Stormwater runoff for each of the five Application sites must be fully contained on-site without adverse impact to adjacent properties.

All the properties subject to the application sites in Study Area F are located within the Zone C of the Hurricane Evacuation Area, except Application No. 18, which is in Zone B.

## **Wetlands**

The properties subject to Application 18, 19, 20 21 and 22 do not contain jurisdictional wetlands as defined by Section 24-5 of the County Code. Therefore, Miami-Dade County will not require a Class IV Permit for work on the application sites. Permits from the Army Corps of Engineers (305-526-7181), the Florida Department of Environmental Protection (561-681-6600) and the South Florida Water Management District (1-800-432-2045) may be required for the proposed projects. It is the applicants' responsibility to contact these agencies.

## **Forest Resources**

The properties subject to Applications Nos. 18 and 22 contain specimen-sized (trunk-diameter more than 18 inches) trees while the properties subject to Applications nos. 19, 20 and 21 contain regular tree resources. Section 24-49 of the Code of Miami-Dade County requires the preservation of tree resources and removal of all prohibited trees from the sites prior to development. However, a tree survey showing all the tree resources on site will be required prior to reviewing the tree removal permit application.

## **Wellfield Protection**

None of the applications in Study Area F lie within a wellfield protection area.

## **Historical and Archeological**

All but Application No. 20 has no archaeological or historical concerns or resources on-sites. Application No. 20 contains a post-1938 residential structure – Maycox House located at 11201 S.W. 216th Street. An assessment and recordation by a professional consultant may be required during the permitting process.

## Land Use Patterns Within Study Area F

### Existing Land Use Patterns

The study area has significant contrast. The northern portion is primarily suburban development concentrated within the Cutler Ridge area in the north. The suburban development is primarily residential with supporting commercial uses. Although most of the housing comprises detached single-family dwelling units, some residential areas include multifamily dwelling units at low to medium density. The principal commercial area is in Cutler Ridge and smaller community and neighborhood business areas in the study area occur primarily along US 1. Agricultural crop production and foliage nurseries are the dominant land use in the south while the eastern margin of the study area is floodplain and primarily undeveloped. The South Miami-Dade County landfill is located in the southeastern portion of the Study Area. A summary of the Existing Land Uses for the Application Sites is presented in Table F-2.

Table F-2  
Existing Land Uses Within and Adjacent to Application Area  
Study Area F

Application No.	Application Area	Adjacent to Application Area on the:			
		North	East	South	West
18	Vacant (RU-2, AU & GU)	Institutional – Church and Hospital Single family homes housing,	Vacant	Single family homes,	Single family homes, Gas station (# 1)
19	Vacant (RU-1)	Vacant, Single family homes	Single family homes,	Single family homes – Parks,	Single family homes, Office
20	Vacant (RU-2)	Church, Vacant, Single family homes	Gas station, Single family homes	Gas station, Single family homes, Vacant	Goulds SDC, Vacant, Multi-family homes
21	Vacant (AU)	Multi-family homes, Retail, Single family homes	Vacant, Single family homes,	Agriculture, Vacant	Vacant, Church
22A	Agriculture (AU)	Parcel B, Single family housing, Vacant	Single family housing, Vacant	Single family housing, Vacant, Agriculture	Academic and laboratory-research facilities (Parcel B)
22B	Agriculture (AU)	Vacant, US-1, Agriculture	Single family homes, Vacant	Parcel A, Agriculture, Single family homes	Commercial mixed use, US-1, light manufacturing, Agriculture

## **Future Land Use Patterns**

The adopted CDMP currently provides for residential expansion between US 1 and the Turnpike Extension primarily at low density for this study area. Continuation of commercial development is allowed along US 1, and at some major intersections in the planned residential community areas. Increased intensities and mixed use development are encouraged in the form of "Urban Centers" at the metropolitan or community scale in Cutler Ridge. In addition, the former Air Force Base property near SW 288 Street and SW 127 Avenue will be subject to large-scale redevelopment. The areas outside of, but contiguous to, the year 2005 Urban Development Boundary (UDB) are, for the most part, designated Agriculture, with land farther to the south and east designated as Estate Density residential, Environmental Protection.

## **Application No. 18**

The approximately 35.61 acres application site is located on the East side of Old Cutler Road between SW 208 and SW 212 Streets. The application requests a change in the CDMP LUP map designation from "Low Density Residential" (2.5 to 6.0 DU/Ac.) to "Business and Office."

**Existing Land Use Patterns.** Current zoning and development pattern promoted by the CDMP Land Use Plan map are depicted in Figures F-2, F-3, and F-4. The application site is vacant and contains three separate parcels zoned RU-2, GU and AU (See Figure F-4. zoning map). City Gas Pump Sub-Station Number 3 occupies the southeastern corner of the site at the intersection of Old Cutler Road and SW 216 Street. To the north of the application site are the Health South Schooling Hospital zoned GU, the Cutler Ridge Memorial Chapel United Methodist Church and the Shady Ridge residential subdivision zoned RU-2. East of the application site is vacant but further east is the Pelican Bay residential development currently under construction, both zoned RU-1Z. To the south are the Lakes by the Bay and Villas of Old Cutler residential developments zoned RU-TH. To the west of the application site are the Ridges and Aurora Park residential developments zoned RU-1.

**Future Development Patterns.** The application site and surrounding lands (north, south, east and west) are designated Low Density Residential Communities on the Land Use Plan map of the CDMP (See Figure F-5). Areas in the vicinity of the application site designated on the Land Use Plan map as "Business and Office" uses occurs at the intersection of Franjo Road and Old Cutler Road and extending along Old Cutler Road to the intersection of SW 92 Avenue referred to as the Old Cutler Center and at the southwestern area of the intersection of Old Cutler Road and SW 216 Street.

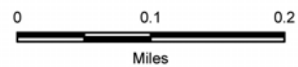
Figure F-2  
AERIAL PHOTO: APPLICATION NO. 18



2005 AERIAL



APPLICATION AREA



SOURCE: MIAMI-DADE COUNTY, DEPARTMENT  
OF PLANNING AND ZONING, 2005



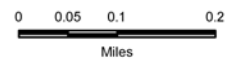
Figure F-3  
**APPLICATION NO. 18**  
**CURRENT ZONING MAP**



APPLICATION AREA

#### MIAMI-DADE ZONING DISTRICTS

GU	INTERIM - USES DEPEND ON CHARACTER OF NEIGHBORHOOD, OTHERWISE EU-2 STANDARD APPLY
AU	AGRICULTURE - RESIDENTIAL 5 ACRES GROSS
RU-1	SINGLE FAMILY RESIDENCE 7,500 SQ. FT. NET
RU-2	TWO FAMILY RESIDENCE SQ. FT. NET
RU-TH	TOWNHOUSE – 8.5 UNITS / NET ACRE
RU-3M	MINIMUM APARTMENT HOUSE 12.9 UNITS / NET ACRE
RU-4	APARTMENTS 50 UNITS / NET ACRE
RU-4M	MODIFIED APARTMENT HOUSE 35.9 UNITS / NET ACRE
BU-1A	LIMITED BUSINESS

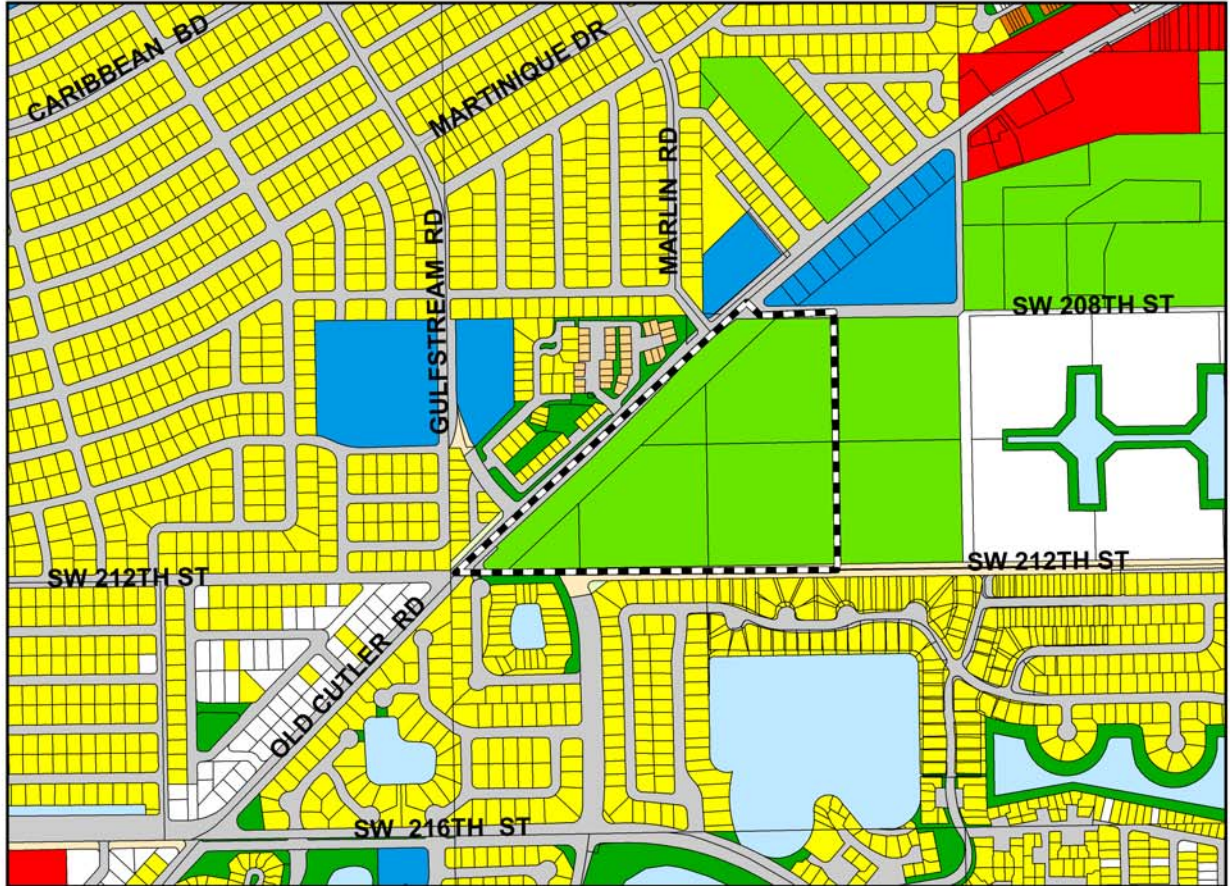


SOURCE: MIAMI-DADE COUNTY, DEPARTMENT  
 OF PLANNING AND ZONING, 2005





Figure F-4  
APPLICATION NO. 18  
EXISTING LAND USE MAP



APPLICATION AREA

**2003 EXISTING LAND USE**

- SINGLE-FAMILY
- TWO-FAMILY DUPLEXES
- MOBILE HOME PARKS
- TOWNHOUSES
- LOW-DENSITY MULTI-FAMILY
- HIGH-DENSITY MULTI-FAMILY
- TRANSIENT-RESIDENTIAL (HOTEL, MOTEL)
- COMMERCIAL, SHOPPING CENTERS, STADIUMS
- OFFICE
- INSTITUTIONAL
- INDUSTRIAL EXTRACTION
- INDUSTRIAL
- AIRPORTS, PORTS

**2003 EXISTING LAND USE (cont'd)**

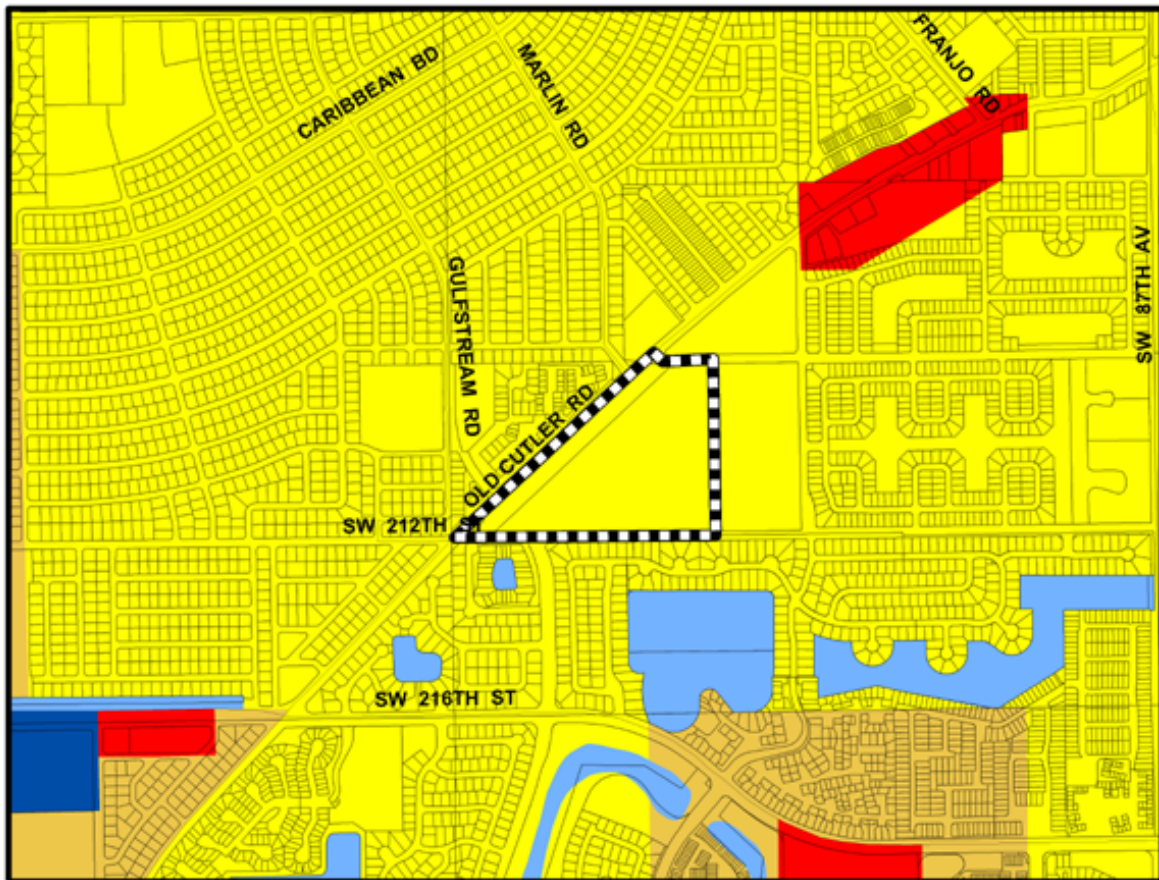
- COMMUNICATIONS, UTILITIES, TERMINALS
- STREETS, ROADS, EXPRESSWAYS, RAMPS
- STREETS, EXPRESSWAYS R/W
- AGRICULTURE
- PARKS, PRESERVES, CONSERVATION AREAS
- WATER CONSERVATION AREAS
- VACANT, GOVERNMENT OWNED
- VACANT, PROTECTED, PRIVATELY OWNED
- VACANT, UNPROTECTED
- INLAND WATERS
- OCEAN, BAY WATERS



SOURCE: MIAMI-DADE COUNTY, DEPARTMENT  
OF PLANNING AND ZONING, 2005



Figure F-5  
APPLICATION NO. 18  
CDMP LAND USE PLAN



## LEGEND

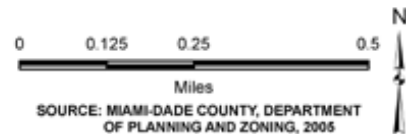


APPLICATION AREA

## CDMP LAND USE

- RESIDENTIAL COMMUNITIES
  - LOW DENSITY RESIDENTIAL (LDR) 2.5-6 DU/AC
  - LOW-MEDIUM DENSITY RESIDENTIAL (LMDR) 5-13 DU/AC
- INSTITUTIONAL AND PUBLIC FACILITY
- BUSINESS AND OFFICE
- WATER

NOTE: This figure is a graphic representation drawn at a different scale than the Official Adopted 2005 and 2015 Land Use Plan (LUP) map, which was adopted at a scale of one inch to a mile. The LUP map with subsequent adopted amendments, governs where this figure differs.





## **Application No. 19**

This small-scale application site contains approximately 1.84 gross acres located on the northeast corner of SW 216 Street and SW 99 Avenue intersection. The application requests a change in the CDMP LUP map designation from "Low Density Residential" (2.5 to 6.0 DU/Ac.) to "Business and Office".

**Existing Land Use Patterns.** Current zoning and development pattern promoted by the CDMP Land Use Plan map are depicted in Figures F-6, F-7, and F-8. The application site is currently vacant and zoned RU-1 and is located in a predominantly single family residential area. To the north of the application site is a vacant lot zoned GU and to the northeast along Old Cutler Road are vacant residential lots zoned RU-1. Further north of the vacant lots are single family residential. To the east of application site is the Old Cutler Common residential development. To the south of the site and across SW 216 Street is the Lakes by the Bay residential development Zoned RU-1. To the southwest of the site across SW 216 Street are two parcels zoned BU-1A and BU-1 currently used as a health facility and commercial area respectively. To the west of the application site across Old Cutler Road is the Cutler Ridge residential development zoned RU-1.

### **Future Development Patterns**

**Future Development Patterns.** The application site and adjoining areas are designated on the CDMP Land Use Plan map as "Low Density Residential" (2.5-6 DU/Ac.) except for the southwest portion of the Old Cutler Road and SW 216 Street intersection. This area is designated "Medium Density Residential" (13 to 25 DU/Ac.), "Business and Office." These future uses are depicted in Figure F-9.

Figure F-6  
AERIAL PHOTO: APPLICATION NO. 19



2005 AERIAL

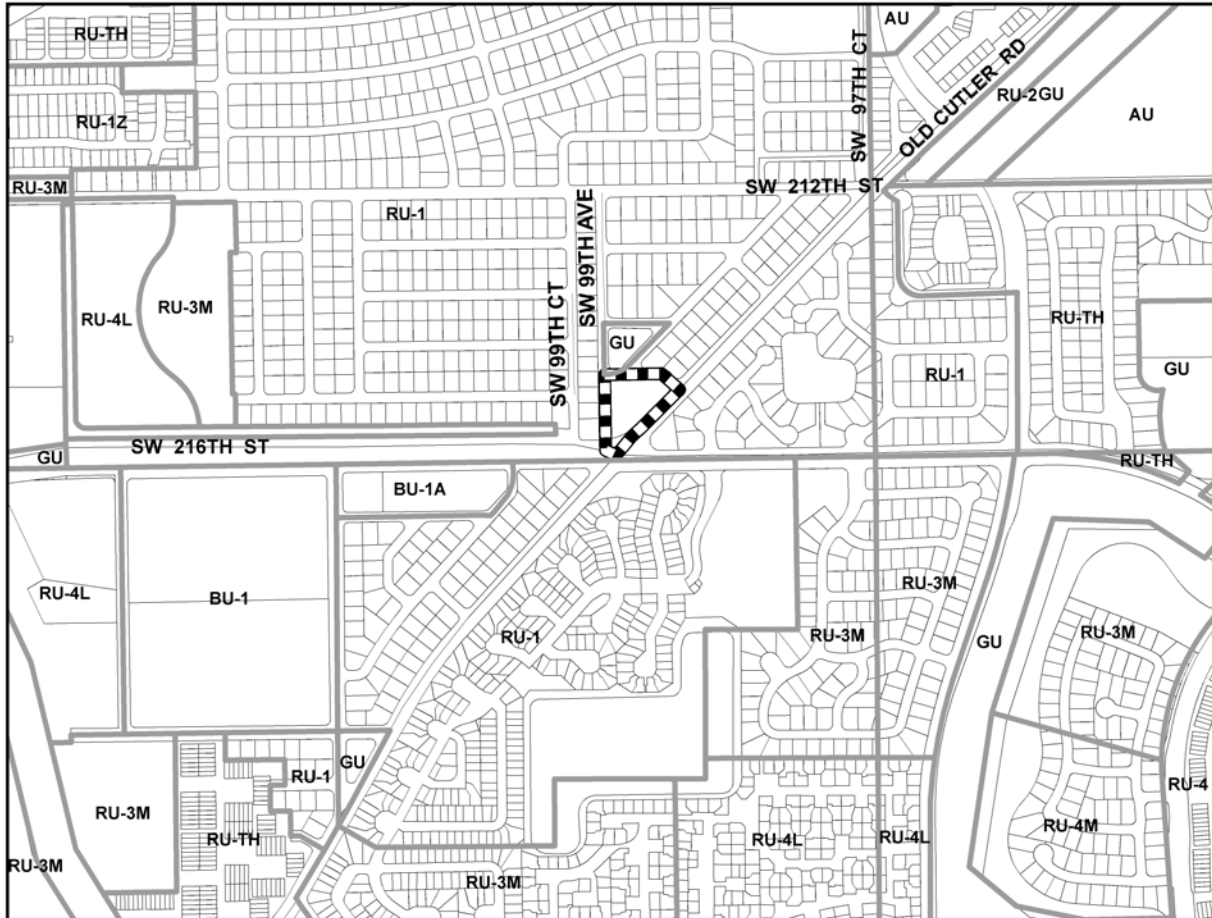
 APPLICATION AREA

0 0.05 0.1  
Miles

SOURCE: MIAMI-DADE COUNTY DEPARTMENT  
OF PLANNING AND ZONING, 2005



Figure F-7  
**APPLICATION NO. 19**  
**CURRENT ZONING MAP**



APPLICATION AREA

### MIAMI-DADE ZONING DISTRICTS

GU	INTERIM - USES DEPEND ON CHARACTER OF NEIGHBORHOOD, OTHERWISE EU-2 STANDARD APPLY
AU	AGRICULTURE - RESIDENTIAL 5 ACRES GROSS
RU-1	SINGLE FAMILY RESIDENCE 7,500 SQ. FT. NET
RU-1Z	SINGLE FAMILY ZERO LOT LINE 4,500 SQ. FT. NET
RU-TH	TOWNHOUSE – 8.5 UNITS / NET ACRE
RU-3M	MINIMUM APARTMENT HOUSE 12.9 UNITS / NET ACRE
RU-4	APARTMENTS 50 UNITS / NET ACRE
RU-4L	LIMITED APARTMENTS HOUSE 23 UNITS / NET ACRE
RU-4M	MODIFIED APARTMENT HOUSE 35.9 UNITS / NET ACRE
BU-1A	LIMITED BUSINESS

0 0.05 0.1 0.2  
Miles  
SOURCE: MIAMI-DADE COUNTY, DEPARTMENT  
OF PLANNING AND ZONING, 2005





Figure F-8  
APPLICATION NO. 19  
EXISTING LAND USE MAP



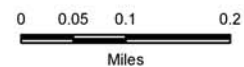
 APPLICATION AREA

**2003 EXISTING LAND USE**

-  SINGLE-FAMILY
-  TWO-FAMILY DUPLEXES
-  MOBILE HOME PARKS
-  TOWNHOUSES
-  LOW-DENSITY MULTI-FAMILY
-  HIGH-DENSITY MULTI-FAMILY
-  TRANSIENT-RESIDENTIAL (HOTEL, MOTEL)
-  COMMERCIAL, SHOPPING CENTERS, STADIUMS
-  OFFICE
-  INSTITUTIONAL
-  INDUSTRIAL EXTRACTION
-  INDUSTRIAL
-  AIRPORTS, PORTS

**2003 EXISTING LAND USE (cont'd)**

-  COMMUNICATIONS, UTILITIES, TERMINALS
-  STREETS, ROADS, EXPRESSWAYS, RAMPS
-  STREETS, EXPRESSWAYS R/W
-  AGRICULTURE
-  PARKS, PRESERVES, CONSERVATION AREAS
-  WATER CONSERVATION AREAS
-  VACANT, GOVERNMENT OWNED
-  VACANT, PROTECTED, PRIVATELY OWNED
-  VACANT, UNPROTECTED
-  INLAND WATERS
-  OCEAN, BAY WATERS

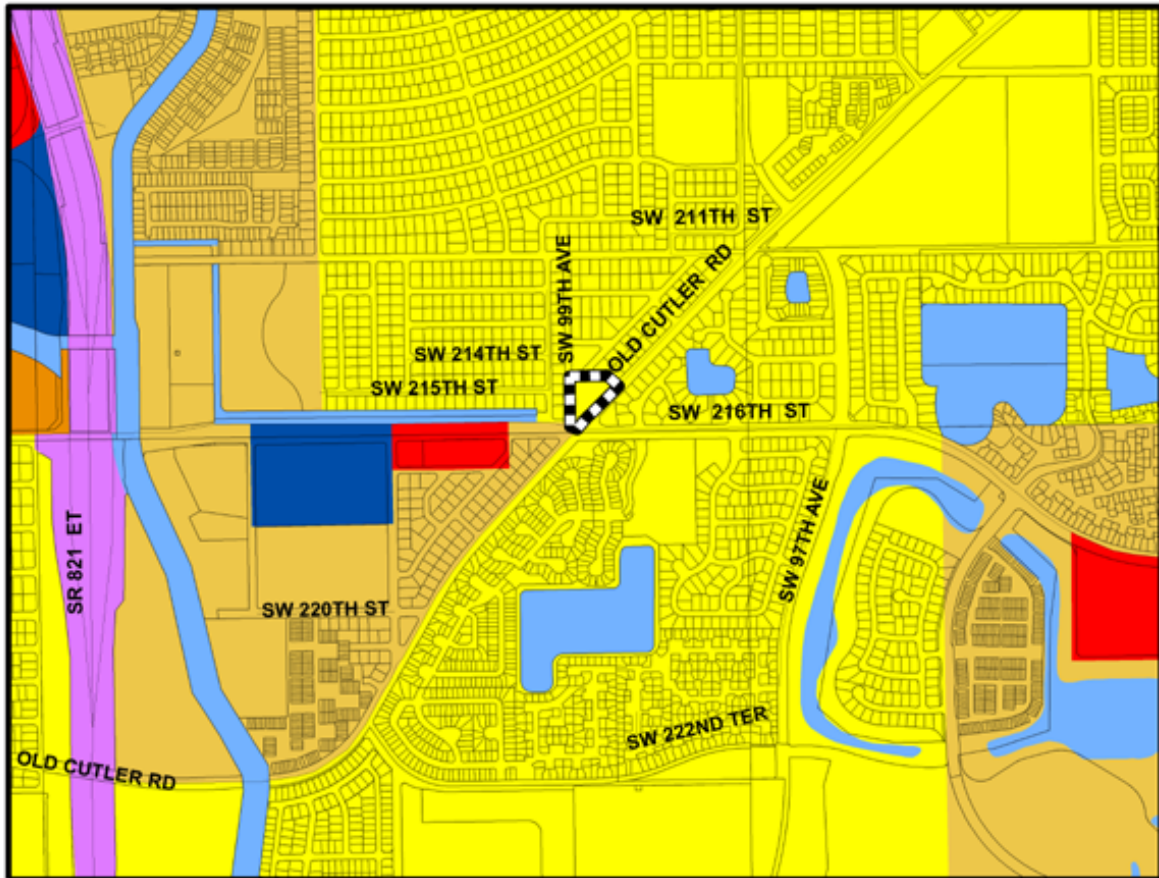


SOURCE: MIAMI-DADE COUNTY, DEPARTMENT  
OF PLANNING AND ZONING, 2005





Figure F-9  
APPLICATION NO. 19  
CDMP LAND USE PLAN



## LEGEND

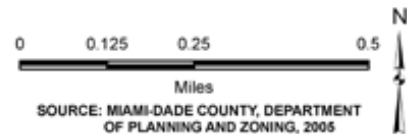


APPLICATION AREA

## CDMP LAND USE

- RESIDENTIAL COMMUNITIES
  - LOW DENSITY RESIDENTIAL (LDR) 2.5-6 DU/AC
  - LOW-MEDIUM DENSITY RESIDENTIAL (LMDR) 5-13 DU/AC
  - MEDIUM DENSITY RESIDENTIAL (MDR) 13-25 DU/AC
- BUSINESS AND OFFICE
- INSTITUTIONAL AND PUBLIC FACILITY
- WATER
- TRANSPORTATION

NOTE: This figure is a graphic representation drawn at a different scale than the Official Adopted 2005 and 2015 Land Use Plan (LUP) map, which was adopted at a scale of one inch to a mile. The LUP map with subsequent adopted amendments, governs where this figure differs.



## **Application No. 20**

This small-scale application site contains approximately 3.08 gross acres located on the northwest corner of SW 216 Street and SW 112 Avenue intersection. The application requests a change in the CDMP LUP map designation from "Medium Density Residential" (13 to 25 DU/Ac.) to "Business and Office".

**Existing Land Use Patterns.** Current zoning and development pattern promoted by the CDMP Land Use Plan map are depicted in Figures F-10, F-11, and F-12. The application site is Zoned RU-2 and has a single-family house. Zoning immediately to the north of the application site includes RU-5A (Semi-Professional Offices, 10,000 sq. ft. net) and RU-2 (Two Family Residential, 7,500 sq. ft. net). To the east of application site and across SW 112 Avenue are zoned RU-5A, RU-2 and BU-1A. The southeast corner of SW 216 Street and SW 112 Avenue intersection is zoned BU-1A and contains a gas station and other commercial uses while the remaining area south of SW 216 Street is zoned RU-1. To the west of the application site is RU-3M zoned containing the Goulds South Dade Center and multifamily homes.

**Future Development Patterns:** The application site and adjoining northeast, north and west areas are designated on the CDMP Land Use Plan map as "Medium Density Residential" (13 to 25 DU/Ac.). East and a little southeast of the subject site are designated "Business and Office". South of the application site and across SW 216 Street is designated "Low Density Residential". The future uses are depicted in Figure F-13.

Figure F-10  
AERIAL PHOTO: APPLICATION NO. 20



 APPLICATION AREA

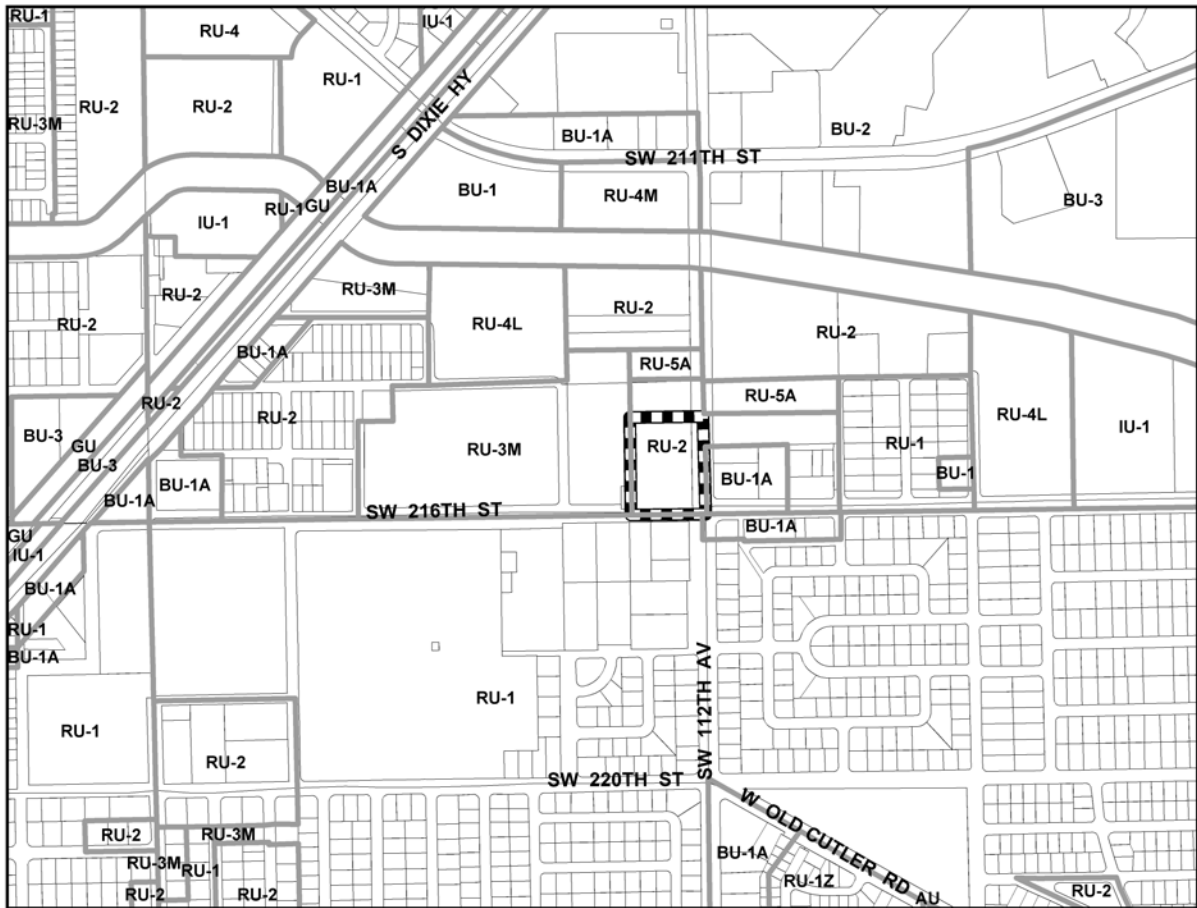
0 0.075 0.15  
Miles

SOURCE: MIAMI-DADE COUNTY DEPARTMENT  
OF PLANNING AND ZONING, 2005





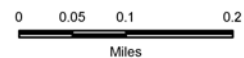
Figure F-11  
APPLICATION NO. 20  
CURRENT ZONING MAP



APPLICATION AREA

#### MIAMI-DADE ZONING DISTRICTS

RU-1	SINGLE FAMILY RESIDENCE 7,500 SQ. FT. NET
RU-1Z	SINGLE FAMILY ZERO LOT LINE 4,500 SQ. FT. NET
RU-2	TWO FAMILY RESIDENCE SQ. FT. NET
RU-3M	MINIMUM APARTMENT HOUSE 12.9 UNITS / NET ACRE
RU-4	APARTMENTS 50 UNITS / NET ACRE
RU-4L	LIMITED APARTMENTS HOUSE 23 UNITS / NET ACRE
RU-5A	SEMI-PROFESSIONAL OFFICE 10,000 SQ. FT. NET
BU-1A	LIMITED BUSINESS
BU-3	BUSINESS – LIBERAL (WHOLESALE) INCLUDES MECHANIC GARAGE AND USED CAR SALES
IU-1	INDUSTRIAL-LIGHT

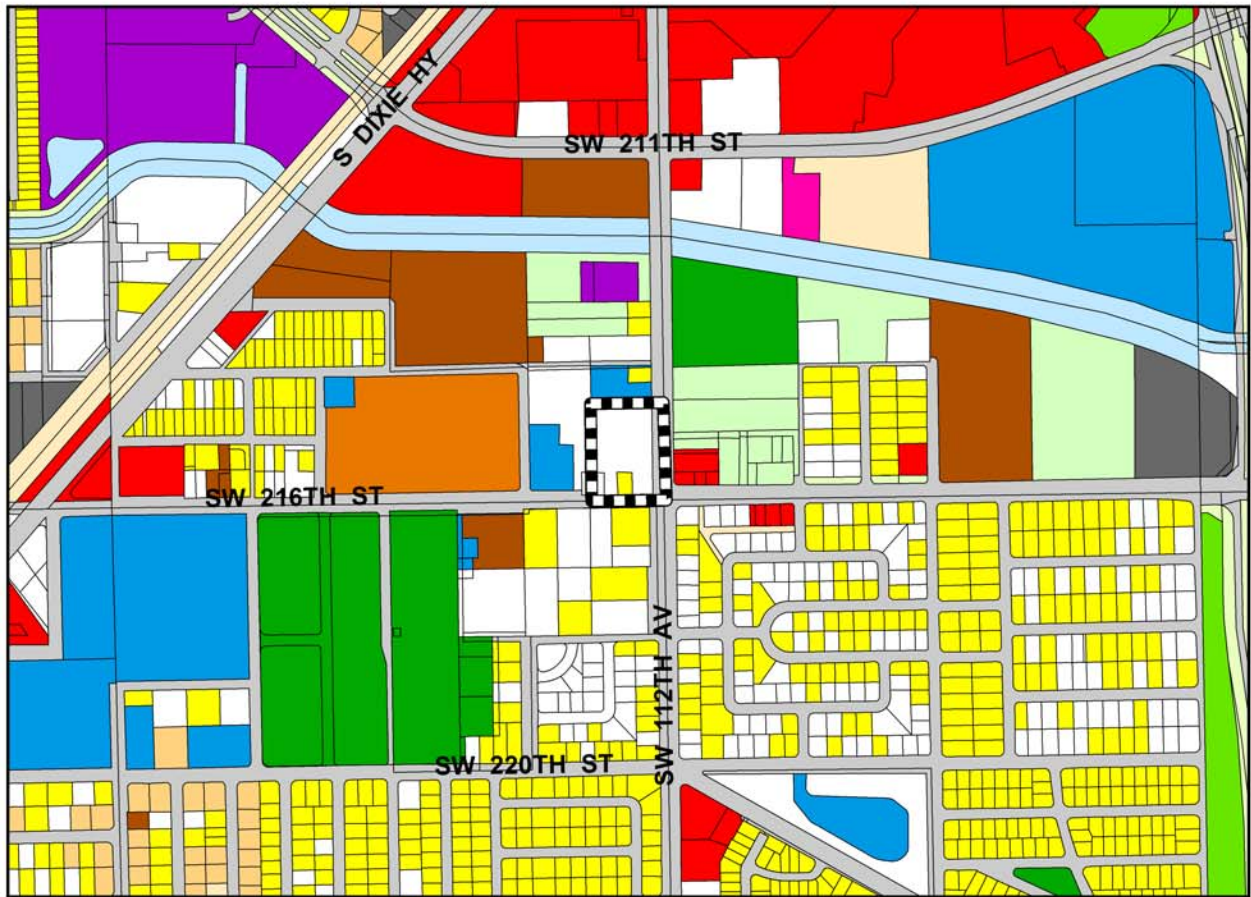


SOURCE: MIAMI-DADE COUNTY, DEPARTMENT  
OF PLANNING AND ZONING, 2005





Figure F-12  
APPLICATION NO. 20  
EXISTING LAND USE MAP



APPLICATION AREA

**2003 EXISTING LAND USE**

- SINGLE-FAMILY
- TWO-FAMILY DUPLEXES
- MOBILE HOME PARKS
- TOWNHOUSES
- LOW-DENSITY MULTI-FAMILY
- HIGH-DENSITY MULTI-FAMILY
- TRANSIENT-RESIDENTIAL (HOTEL, MOTEL)
- COMMERCIAL, SHOPPING CENTERS, STADIUMS
- OFFICE
- INSTITUTIONAL
- INDUSTRIAL EXTRACTION
- INDUSTRIAL
- AIRPORTS, PORTS

**2003 EXISTING LAND USE (cont'd)**

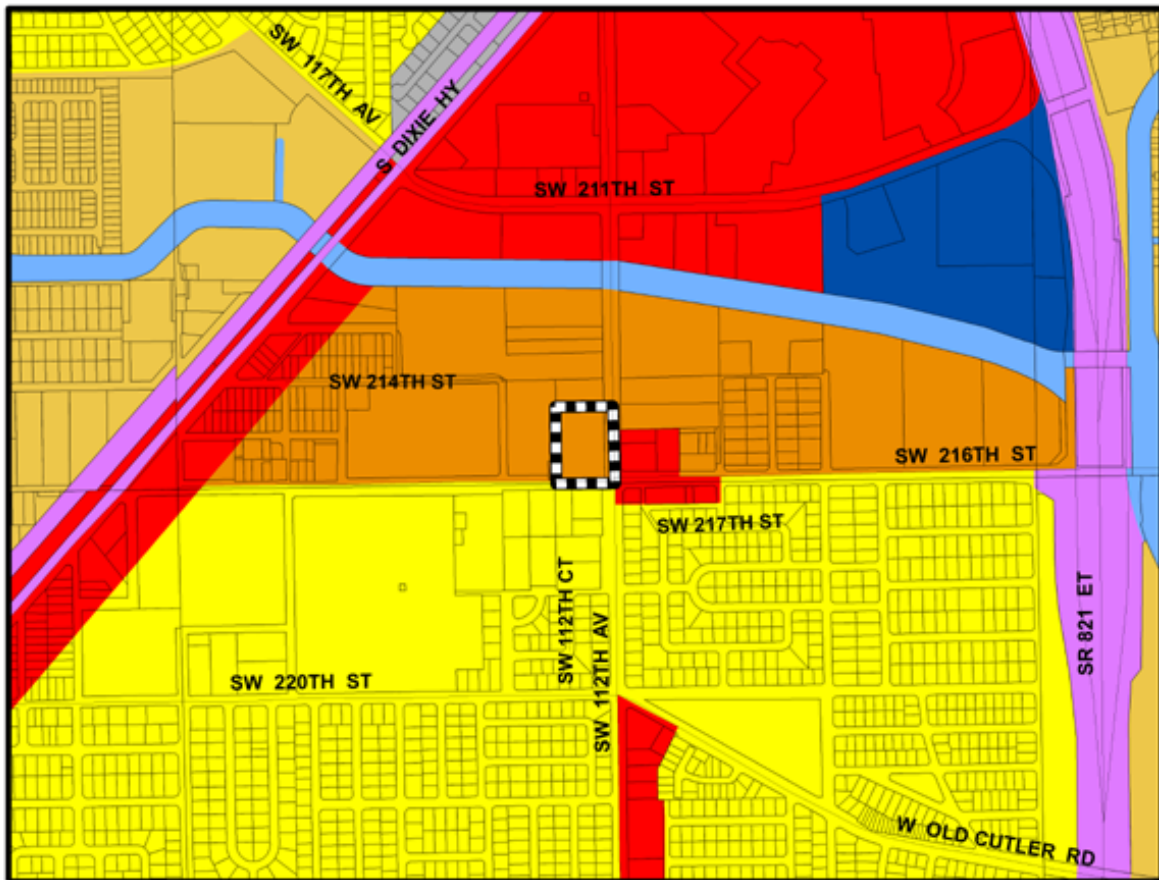
- COMMUNICATIONS, UTILITIES, TERMINALS
- STREETS, ROADS, EXPRESSWAYS, RAMPS
- STREETS, EXPRESSWAYS R/W
- AGRICULTURE
- PARKS, PRESERVES, CONSERVATION AREAS
- WATER CONSERVATION AREAS
- VACANT, GOVERNMENT OWNED
- VACANT, PROTECTED, PRIVATELY OWNED
- VACANT, UNPROTECTED
- INLAND WATERS
- OCEAN, BAY WATERS



SOURCE: MIAMI-DADE COUNTY, DEPARTMENT OF PLANNING AND ZONING, 2005



Figure F-13  
APPLICATION NO. 20  
CDMP LAND USE PLAN



## LEGEND



APPLICATION AREA

## CDMP LAND USE

### RESIDENTIAL COMMUNITIES

- LOW DENSITY RESIDENTIAL (LDR) 2.5-6 DU/AC
- LOW-MEDIUM DENSITY RESIDENTIAL (LMDR) 5-13 DU/AC
- MEDIUM DENSITY RESIDENTIAL (MDR) 13-25 DU/AC

INDUSTRIAL AND OFFICE

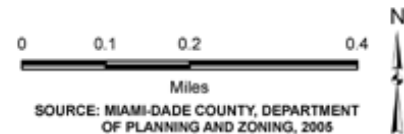
BUSINESS AND OFFICE

INSTITUTIONAL AND PUBLIC FACILITY

WATER

TRANSPORTATION

NOTE: This figure is a graphic representation drawn at a different scale than the Official Adopted 2005 and 2015 Land Use Plan (LUP) map, which was adopted at a scale of one inch to a mile. The LUP map with subsequent adopted amendments, governs where this figure differs.



## **Application No. 21**

This small-scale application site contains approximately 0.91 gross acres located on the southeast corner of SW 112 Avenue and SW 224 Street intersection. The application requests a change in the CDMP LUP map designation from "Low Density Residential" (2.5 to 6.0 DU/Ac.) to "Business and Office".

**Existing Land Use Patterns:** Current zoning and development pattern promoted by the CDMP Land Use Plan map are depicted in Figures F-14, F-15, and F-16. The application site is currently vacant and zoned AU. To the north of the application site and across SW 224 Street zoning include BU-2, BU-1A, RU-1 and RU-1Z. To the east of the application site the land is vacant and further east is located the Hardin Hammock multifamily residential neighborhood. To the south of the site are vacant agricultural land, a health facility and a religious facility. To the west of the site are also located vacant land zoned AU, a religious facility and further west single-family residential homes.

**Future Development Patterns:** The application site and adjoining areas are designated on the CDMP Land Use Plan map as "Low Density Residential" (2.5 to 6.0 DU/Ac.) except for the area north of the site. This area is designated "Business and Office" and is located between SW 111 Avenue and SW 112 Avenue and extends from SW 224 Street to West Old Cutler Road. The future uses are depicted in Figure F-17.

Figure F-14  
AERIAL PHOTO: APPLICATION NO. 21



2005 AERIAL

 APPLICATION AREA

0 0.05 0.1  
Miles

SOURCE: MIAMI-DADE COUNTY DEPARTMENT  
OF PLANNING AND ZONING, 2005



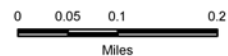
Figure F-15  
APPLICATION NO. 21  
CURRENT ZONING MAP



APPLICATION AREA

#### MIAMI-DADE ZONING DISTRICTS

AU	AGRICULTURE - RESIDENTIAL 5 ACRES GROSS
RU-1	SINGLE FAMILY RESIDENCE 7,500 SQ. FT. NET
RU-1Z	SINGLE FAMILY ZERO LOT LINE 4,500 SQ. FT. NET
RU-1 (M) (a)	MODIFIED SINGLE FAMILY 5,000 SQ. FT. NET
RU-1 (M) (b)	MODIFIED SINGLE FAMILY 6,000 SQ. FT. NET
RU-2	TWO FAMILY RESIDENCE SQ. FT. NET
RU-3M	MINIMUM APARTMENT HOUSE 12.9 UNITS / NET ACRE
BU-1	BUSINESS - NEIGHBORHOOD
BU-1A	LIMITED BUSINESS



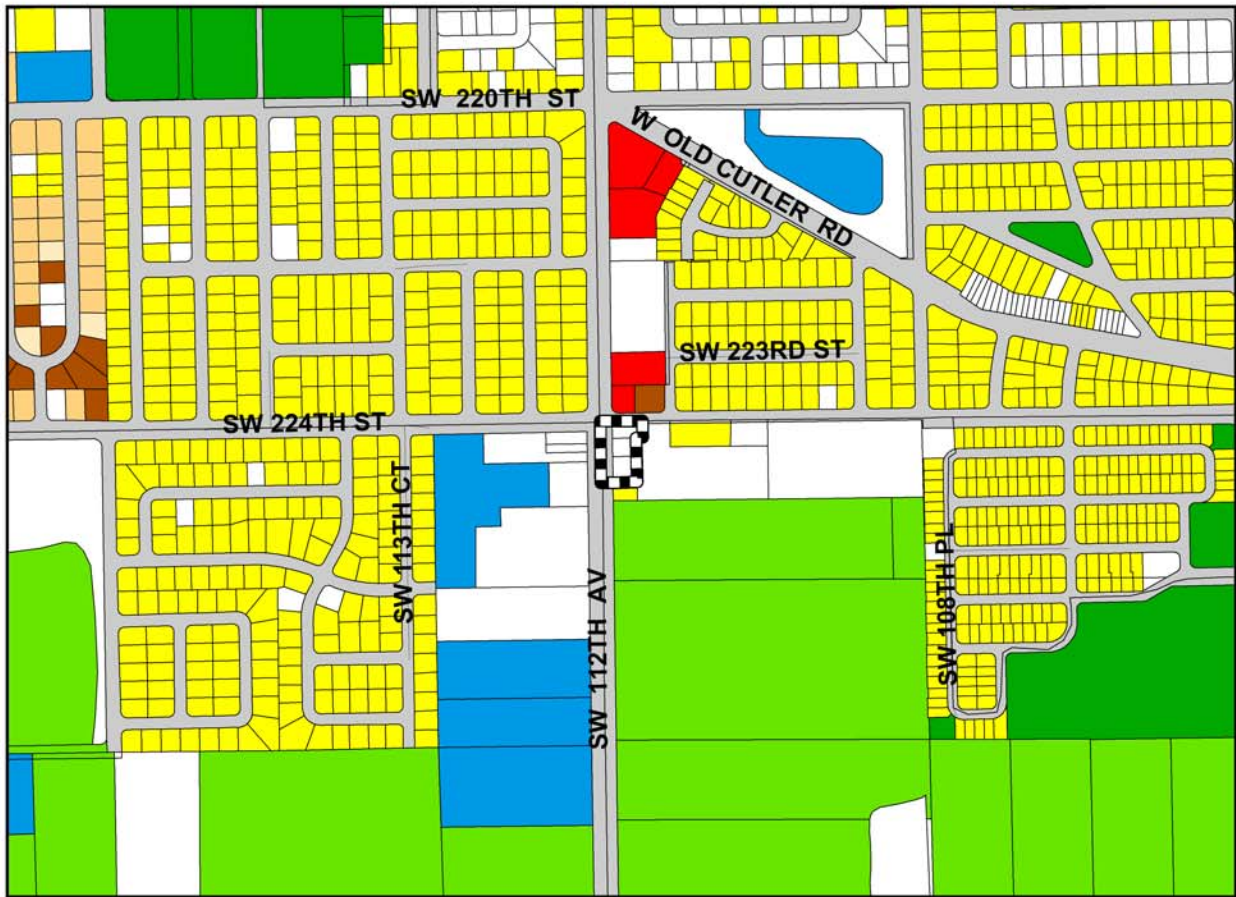
SOURCE: MIAMI-DADE COUNTY, DEPARTMENT  
OF PLANNING AND ZONING, 2005







Figure F-16  
**APPLICATION NO. 21**  
**EXISTING LAND USE MAP**



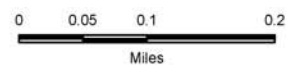
APPLICATION AREA

**2003 EXISTING LAND USE**

- SINGLE-FAMILY
- TWO-FAMILY DUPLEXES
- MOBILE HOME PARKS
- TOWNHOUSES
- LOW-DENSITY MULTI-FAMILY
- HIGH-DENSITY MULTI-FAMILY
- TRANSIENT-RESIDENTIAL (HOTEL, MOTEL)
- COMMERCIAL, SHOPPING CENTERS, STADIUMS
- OFFICE
- INSTITUTIONAL
- INDUSTRIAL EXTRACTION
- INDUSTRIAL
- AIRPORTS, PORTS

**2003 EXISTING LAND USE (cont'd)**

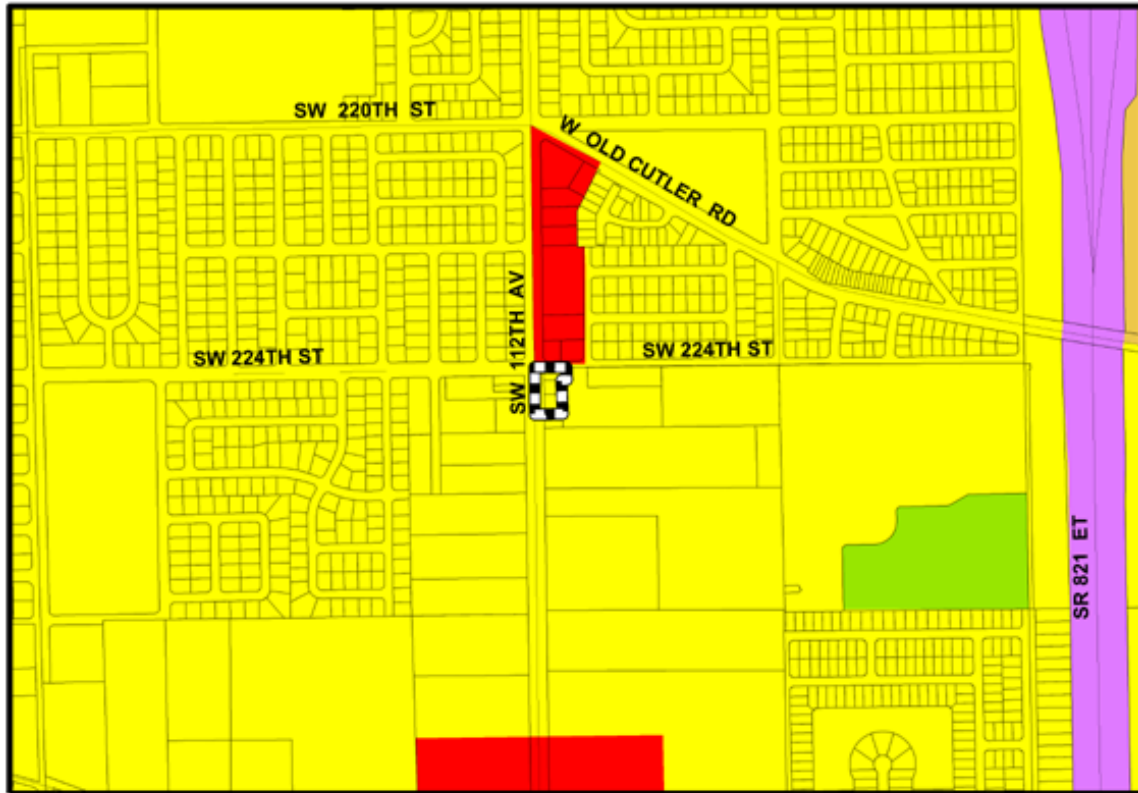
- COMMUNICATIONS, UTILITIES, TERMINALS
- STREETS, ROADS, EXPRESSWAYS, RAMPS
- STREETS, EXPRESSWAYS R/W
- AGRICULTURE
- PARKS, PRESERVES, CONSERVATION AREAS
- WATER CONSERVATION AREAS
- VACANT, GOVERNMENT OWNED
- VACANT, PROTECTED, PRIVATELY OWNED
- VACANT, UNPROTECTED
- INLAND WATERS
- OCEAN, BAY WATERS



SOURCE: MIAMI-DADE COUNTY, DEPARTMENT  
 OF PLANNING AND ZONING, 2005



Figure F-17  
APPLICATION NO. 21  
CDMP LAND USE PLAN



## LEGEND



APPLICATION AREA

## CDMP LAND USE

- RESIDENTIAL COMMUNITIES
- LOW DENSITY RESIDENTIAL (LDR) 2.5-6 DU/AC
- LOW-MEDIUM DENSITY RESIDENTIAL (LMDR) 5-13 DU/AC
- BUSINESS AND OFFICE
- ENVIRONMENTALLY PROTECTED PARKS
- TRANSPORTATION

NOTE: This figure is a graphic representation drawn at a different scale than the Official Adopted 2005 and 2015 Land Use Plan (LUP) map, which was adopted at a scale of one inch to a mile. The LUP map with subsequent adopted amendments, governs where this figure differs.

0 0.045 0.09 0.18  
Miles

SOURCE: MIAMI-DADE COUNTY, DEPARTMENT  
OF PLANNING AND ZONING, 2005



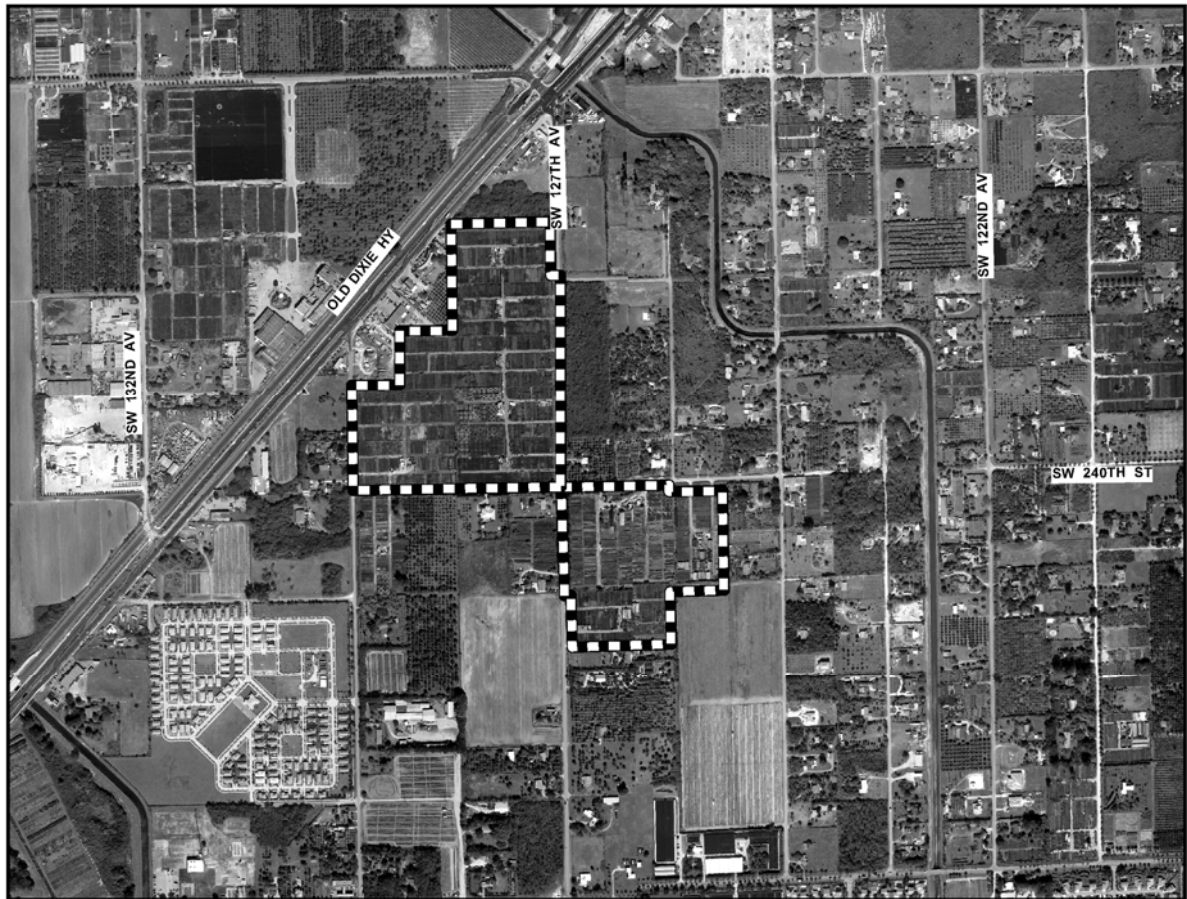
## **Application No. 22**

This standard application site contains two parcels A & B of approximately 38.32 acres and 20.19 acres respectively and located northwest and southeast corners of SW 127 Avenue and SW 240 Street. Parcel A requests a change in the CDMP LUP map designation from "Low Density Residential" (2.5 to 6.0 DU/Ac.) to "Medium Density Residential" (13 to 25 DU/Ac.). Parcel B requests a change in the CDMP LUP map designation from "Low Density Residential" (2.5 to 6.0 DU/Ac.) to "Low-Medium Density Residential" (2.5 to 6.0 DU/Ac.).

**Existing Land Use Patterns:** Current zoning and development pattern promoted by the CDMP Land Use Plan map are depicted in Figures F-18, F-19, and F-20. The application site is currently used as plant nurseries and zoned AU. To the north of the application site and on the east side of South Dixie Highway zoning include AU, BU-1A and GU while on the west side of South Dixie Highway zoning include GU, IU-1 and BU3. To the east and south zoning is AU and southwest of the site is the Jordan Commons residential development zoned PAD.

**Future Development Patterns:** The application site and adjoining areas to the northeast and south are designated on the CDMP Land Use Plan map as "Low Density Residential" (2.5 to 6.0 DU/Ac.). To the east of the application site is designated "Low Density Residential" (2.5 to 6.0 DU/Ac.) and further east is designated "Estate Density Residential" (1 to 2.5 DU/Ac.). To the west of the site is designated "Low Density Residential" (2.5 to 6.0 DU/Ac.) and further west along South Dixie Highway is designated "Business and Office". Further west and across South Dixie Highway is designated "Industrial and Office". The future uses are depicted in Figure F-21.

Figure F-18  
AERIAL PHOTO: APPLICATION NO. 22



2005 AERIAL

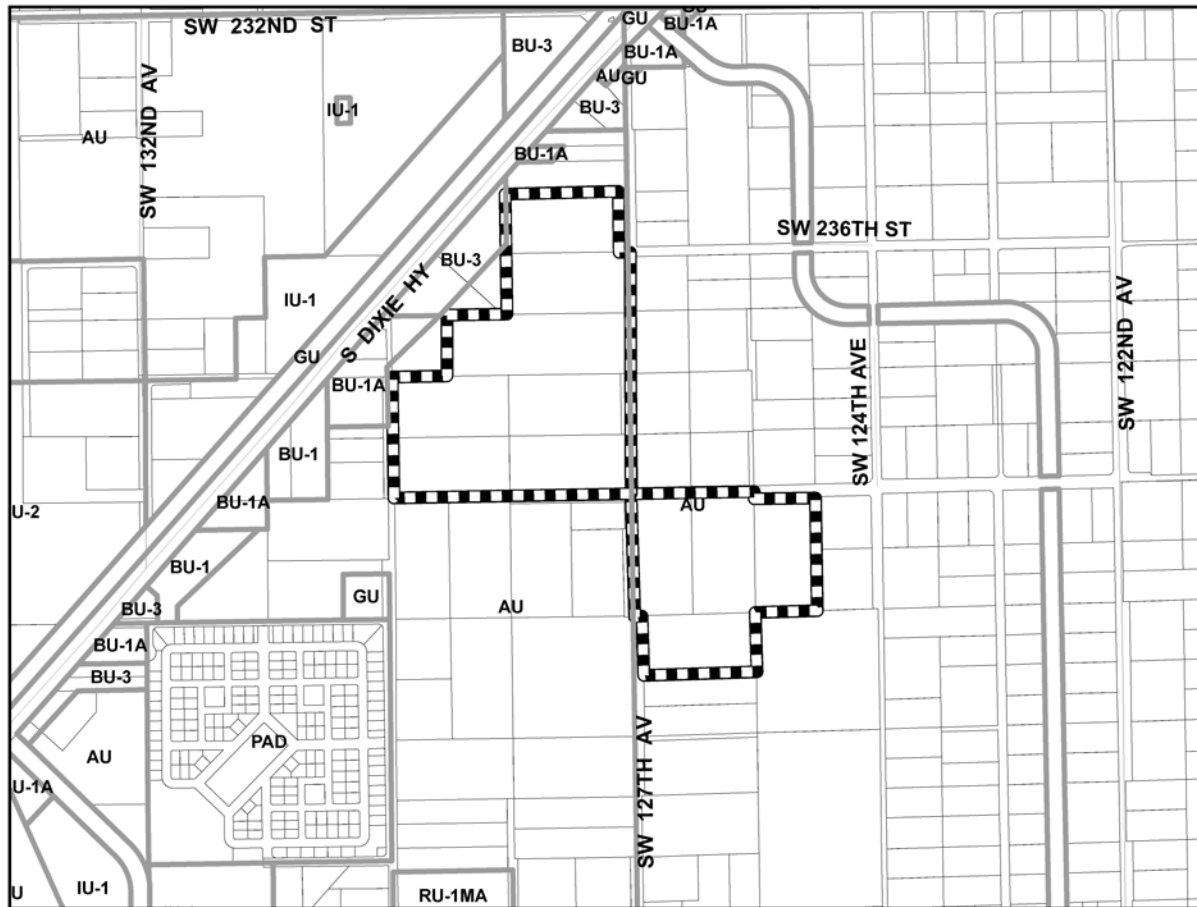
 APPLICATION AREA

0 0.1 0.2  
Miles

SOURCE: MIAMI-DADE COUNTY DEPARTMENT  
OF PLANNING AND ZONING, 2005



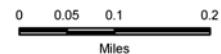
Figure F-19  
**APPLICATION NO. 22**  
**CURRENT ZONING MAP**



APPLICATION AREA

**MIAMI-DADE ZONING DISTRICTS**

GU	INTERIM - USES DEPEND ON CHARACTER OF NEIGHBORHOOD, OTHERWISE EU-2 STANDARD APPLY
AU	AGRICULTURE - RESIDENTIAL 5 ACRES GROSS
RU-1	SINGLE FAMILY RESIDENCE 7,500 SQ. FT. NET
RU-1 (M) (a)	MODIFIED SINGLE FAMILY 5,000 SQ. FT. NET
PAD	PLANNED AREA DEVELOPMENT – 420 ACRES MIN. MIXED RESIDENTIAL AND CONVENIENCE RETAIL SERVICES. DENSITY DEPENDS ON MASTER PLAN, NEIGHBORHOOD STUDIES, AND NEIGHBORING DEVELOPMENT.
BU-1	BUSINESS - NEIGHBORHOOD
BU-1A	LIMITED BUSINESS
BU-2	SPECIAL BUSINESS
BU-3	BUSINESS – LIBERAL (WHOLESALE) INCLUDES MECHANIC GARAGE AND USED CAR SALES
IU-1	INDUSTRIAL-LIGHT
IU-2	INDUSTRIAL-HEAVY



SOURCE: MIAMI-DADE COUNTY, DEPARTMENT OF PLANNING AND ZONING, 2005







Figure F-20  
APPLICATION NO. 22  
EXISTING LAND USE MAP



APPLICATION AREA

**2003 EXISTING LAND USE**

- SINGLE-FAMILY
- TWO-FAMILY DUPLEXES
- MOBILE HOME PARKS
- TOWNHOUSES
- LOW-DENSITY MULTI-FAMILY
- HIGH-DENSITY MULTI-FAMILY
- TRANSIENT-RESIDENTIAL (HOTEL, MOTEL)
- COMMERCIAL, SHOPPING CENTERS, STADIUMS
- OFFICE
- INSTITUTIONAL
- INDUSTRIAL EXTRACTION
- INDUSTRIAL
- AIRPORTS, PORTS

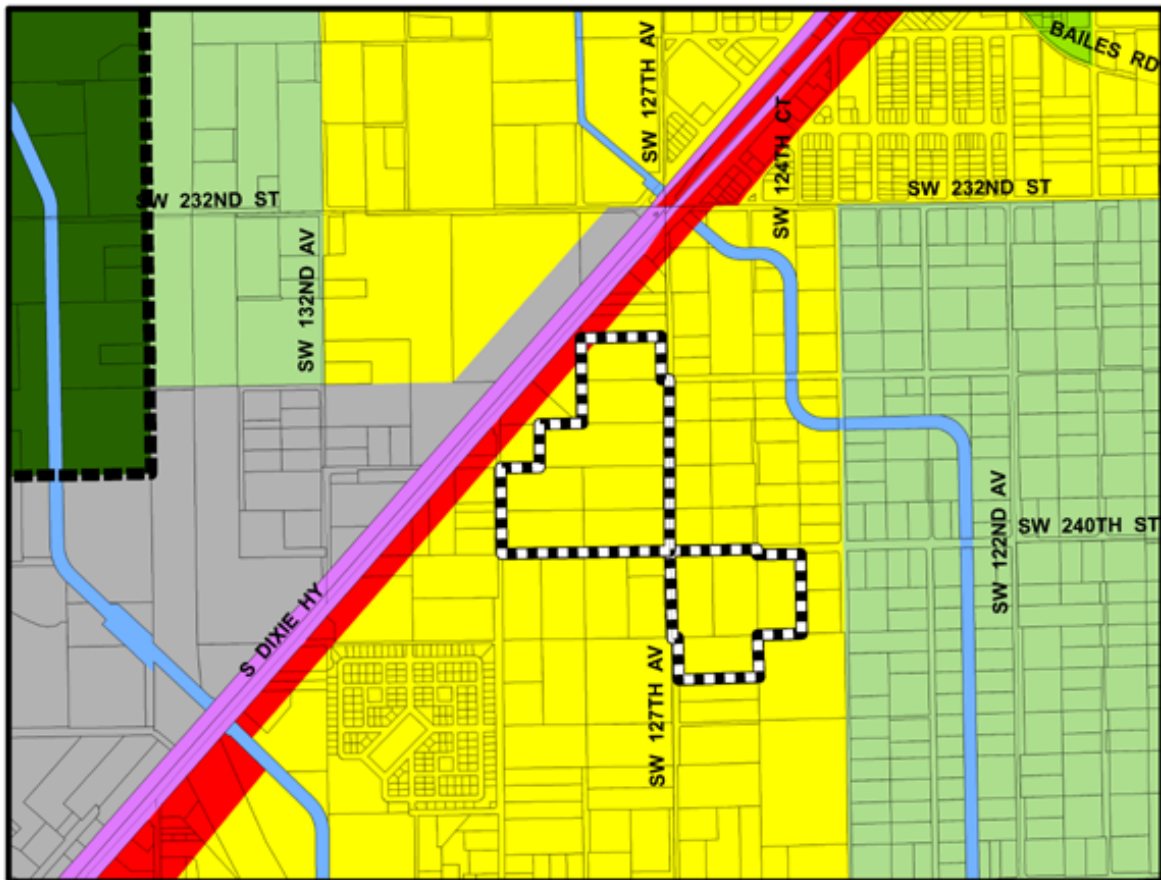
**2003 EXISTING LAND USE (cont'd)**

- COMMUNICATIONS, UTILITIES, TERMINALS
- STREETS, ROADS, EXPRESSWAYS, RAMPS
- STREETS, EXPRESSWAYS R/W
- AGRICULTURE
- PARKS, PRESERVES, CONSERVATION AREAS
- WATER CONSERVATION AREAS
- VACANT, GOVERNMENT OWNED
- VACANT, PROTECTED, PRIVATELY OWNED
- VACANT, UNPROTECTED
- INLAND WATERS
- OCEAN, BAY WATERS



SOURCE: MIAMI-DADE COUNTY, DEPARTMENT OF PLANNING AND ZONING, 2005

Figure F-21  
APPLICATION NO. 22  
CDMP LAND USE PLAN



## LEGEND



APPLICATION AREA



2005 URBAN DEVELOPMENT BOUNDARY

## CDMP LAND USE

RESIDENTIAL COMMUNITIES



ESTATE DENSITY RESIDENTIAL (EDR) 1-2.5 DU/AC



LOW DENSITY RESIDENTIAL (LDR) 2.5-6 DU/AC



INDUSTRIAL AND OFFICE



BUSINESS AND OFFICE



AGRICULTURE



ENVIRONMENTALLY PROTECTED PARKS

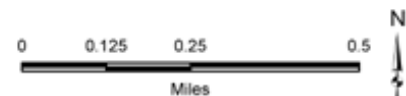


WATER



TRANSPORTATION

NOTE: This figure is a graphic representation drawn at a different scale than the Official Adopted 2005 and 2015 Land Use Plan (LUP) map, which was adopted at a scale of one inch to a mile. The LUP map with subsequent adopted amendments, governs where this figure differs.



SOURCE: MIAMI-DADE COUNTY, DEPARTMENT OF PLANNING AND ZONING, 2005



### Supply and Demand for Residential Land

Vacant residential land in Study Area F (Minor Statistical Area 7.1) in 2005 was estimated to have a capacity for about 24,600 dwelling units with about 38 percent of this intended for single-family units. The annual average demand is projected to increase from 367 units per year in the 2005-2010 period to 1,180 units in 2020-2025. An analysis of the residential capacity shows absorption occurring beyond the year 2025 (see Table F-3). About 75 percent of the projected residential demand is for single-family units and this land is projected to be depleted by 2021. The supply of multi-family land is projected to be depleted beyond the year 2025.

Table F-3  
Residential Land Supply/Demand Analysis  
2004 to 2025: Study Area F

ANALYSIS DONE SEPARATELY FOR EACH TYPE, I.E. NO SHIFTING OF DEMAND BETWEEN SINGLE & MULTI-FAMILY TYPE	STRUCTURE TYPE		
	SINGLE-FAMILY	MULTI-FAMILY	BOTH TYPES
CAPACITY IN 2005	9,366	15,229	24,595
DEMAND 2005-2010	330	111	441
CAPACITY IN 2010	7,716	14,674	22,390
DEMAND 2010-2015	369	124	493
CAPACITY 2015	5,871	14,054	19,925
DEMAND 2015-2020	837	280	1,117
CAPACITY 2020	1,686	12,654	14,340
DEMAND 2020-2025	884	296	1,180
CAPACITY 2025	0	11,174	8,440
DEPLETION YEAR	2021	>2025	>2025

Residential capacity is expressed in terms of housing units as of January.

Housing demand is an annual average figure based on current population projections.

Source: Miami-Dade Department of Planning and Zoning, Planning Research Section, 2005.

There are five proposed amendments in this area. Three of them are small scale. Four propose the conversion of residentially designated land to Business and Office uses; the fifth proposes the conversion of low-density residential land to “Low-Medium” and “Medium” density residential land. If the Business and Office land excludes residential the net result of approving the amendments would be the addition of capacity for about 350 multi-family units. If some of the Business and Office land were used for residential units then the supply of residential land would be extended.

### Supply and Demand for Commercial Land

Study Area F (MSA 7.1) contained 304.8 acres of in-use commercial uses in 2004 and an additional 118.3 acres of vacant land zoned or designated for business uses. The annual average absorption rate for the 2003-2005 period is 5.83 acres per year. At the projected rate of absorption reflecting the past rate of commercial uses, the study area will deplete its supply of commercially zoned or designated land in the year 2024 (See Table F-4)

Table F-4  
Projected Absorption of Land for Commercial Uses  
Indicated Year of Depletion and Related Data  
Study Area F

Study Area	Vacant Commercial Land 2004 (Acres)	Commercial Acres in Use 2004	Annual Absorption Rate 2003-2025 (Acres)	Projected Year of Depletion	Total Commercial Acres per Thousand Persons	
F					2015	2025
MSA 7.1						
<b>Total</b>	<b>118.3</b>	<b>304.8</b>	<b>5.83</b>	<b>2024</b>	<b>7.1</b>	<b>4.6</b>

Source: Miami-Dade Department of Planning & Zoning, Planning Research Section, July 2005.

In addition to standard Application No. 18, there are three small-scale applications involving commercial land within Study Area F. Together, they comprise only 5.1 acres of land. The first is Application No. 19 which requests a change to Business and Office from Low Density Residential on a 1.8 acre site at SW 216 Street and SW 99th Avenue. Within its Trade Area, there are 257 acres of commercial land in use, 38.9 acres of vacant commercial land, and 13.9 acres of agricultural land designated for future commercial use.

Application No. 20 is the largest of the three at approximately 3.08 gross. Within its Trade Area are located 294.3 acres of in-use commercial land, 26.8 acres of vacant, and 31 acres of agricultural land designated for commercial use. This property is presently designated Medium-Density Residential being requested to change to Business and Office. Lastly, there is the tiny 0.91-acre parcel of Application No. 21 which the applicant hopes to change from Low-Density Residential to Business and Office. The Trade Area is almost the same as for Application No. 20 and shows 209.5 acres of existing commercial land, 41.4 acres vacant, and 55.1 acres agriculture destined ultimately for commercial use.

Table F-5 contains the relevant data for all three applications and Figures F-22 through F-24 give the graphic perspective.

Table F-5  
Trade Area

Application	Trade Area Radius	Minimum Population Support Required	Actual Population	Vacant Commercial Land 2004 (Acres)	Commercial Acres in Use (2004)
19	1.5	5,000-40,000	29,514	38.9	257.0
20	1.5	5,000-40,000	37,752	26.8	294.3
21	1.5	5,000-40,000	23,764	41.4	209.5

Note: Application 19 also has 13.9 acres of agricultural land designated for commercial use, Number 20 has 31 such acres, and Number 21 has 55.1 acres.

Source: Miami-Dade Department of Planning and Zoning, Planning Division, Research Section, August 2005.

Figure F-22

**TRADE AREA MAP: APPLICATION NO. 19**

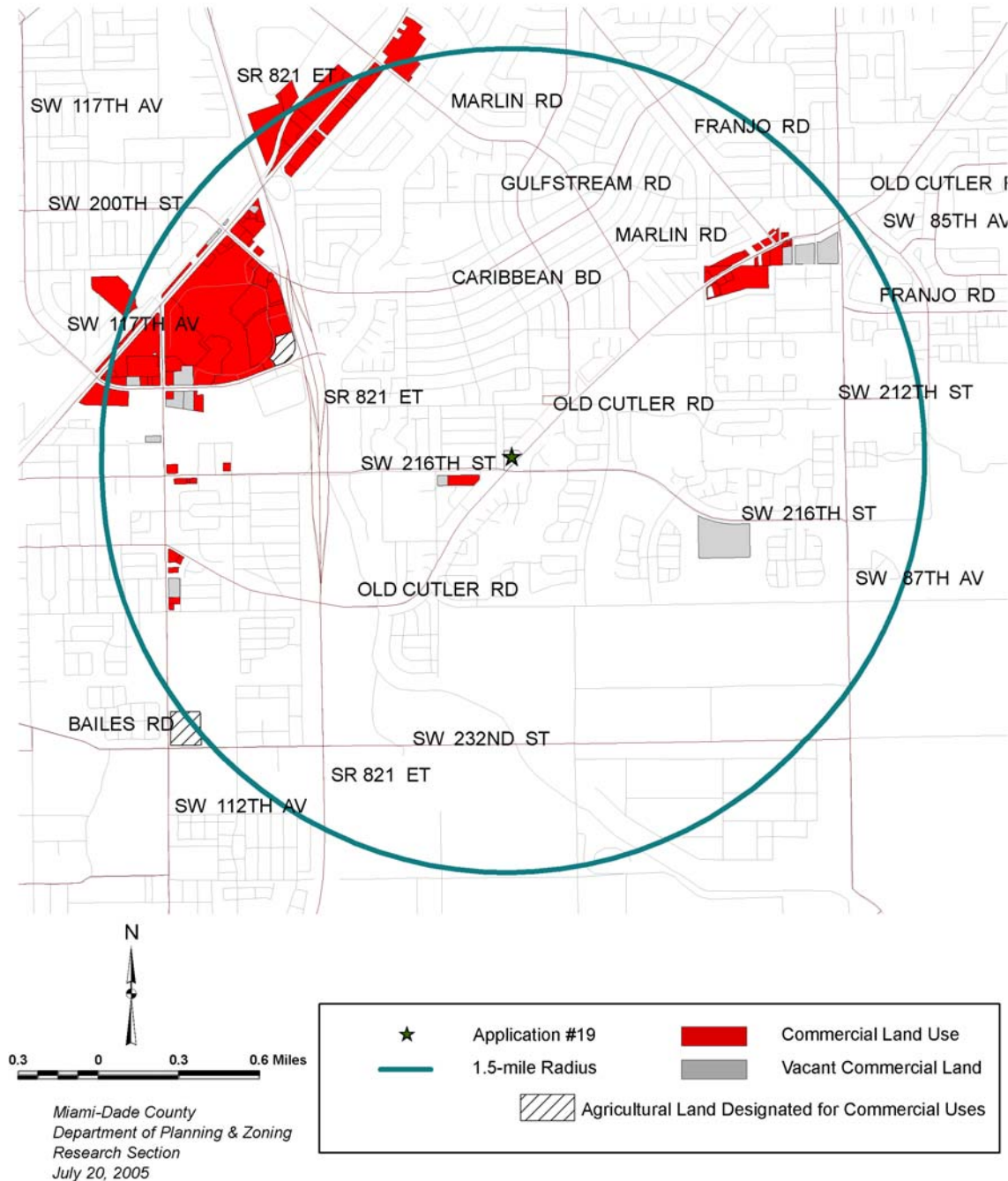


Figure F-23  
**TRADE AREA MAPS: APPLICATION 20**

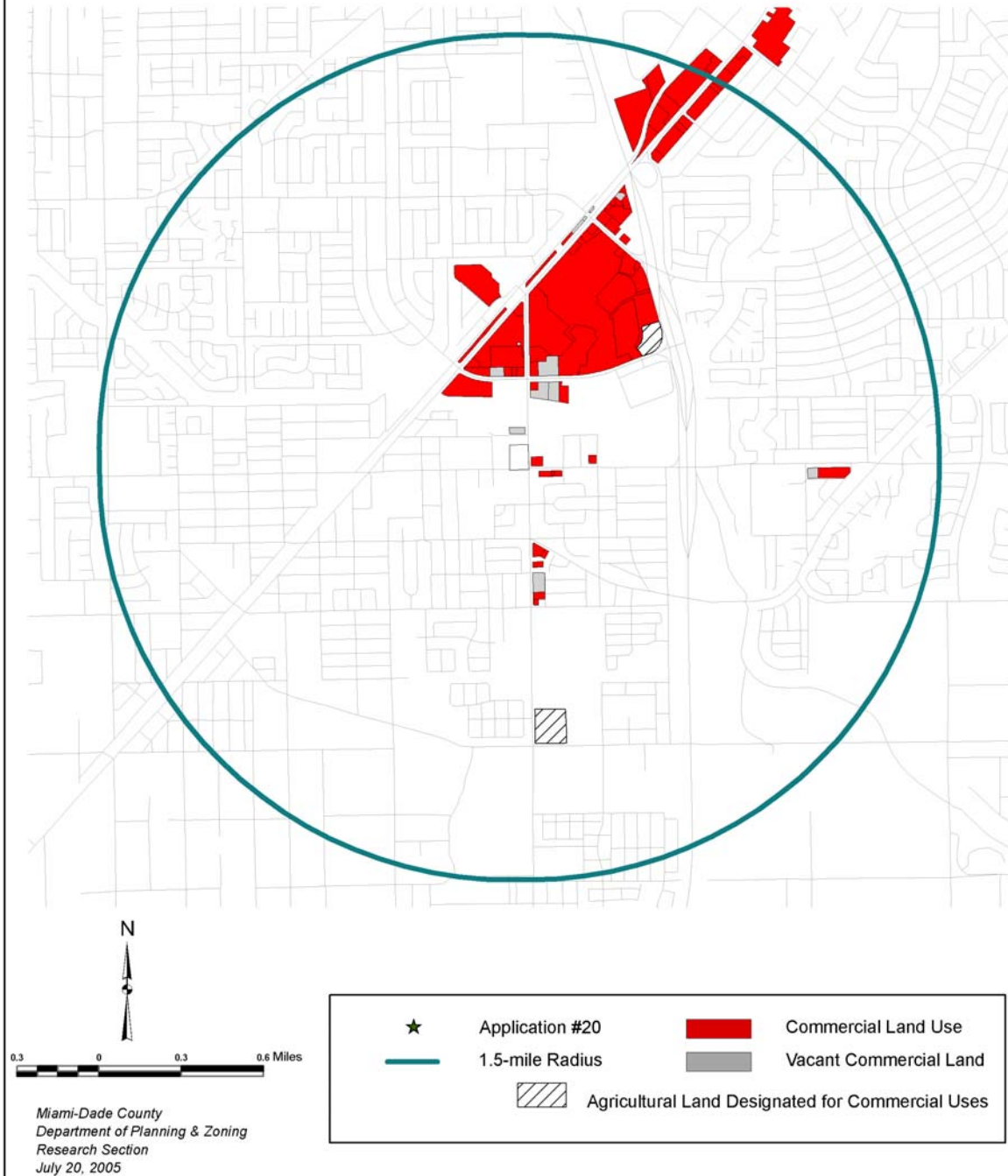
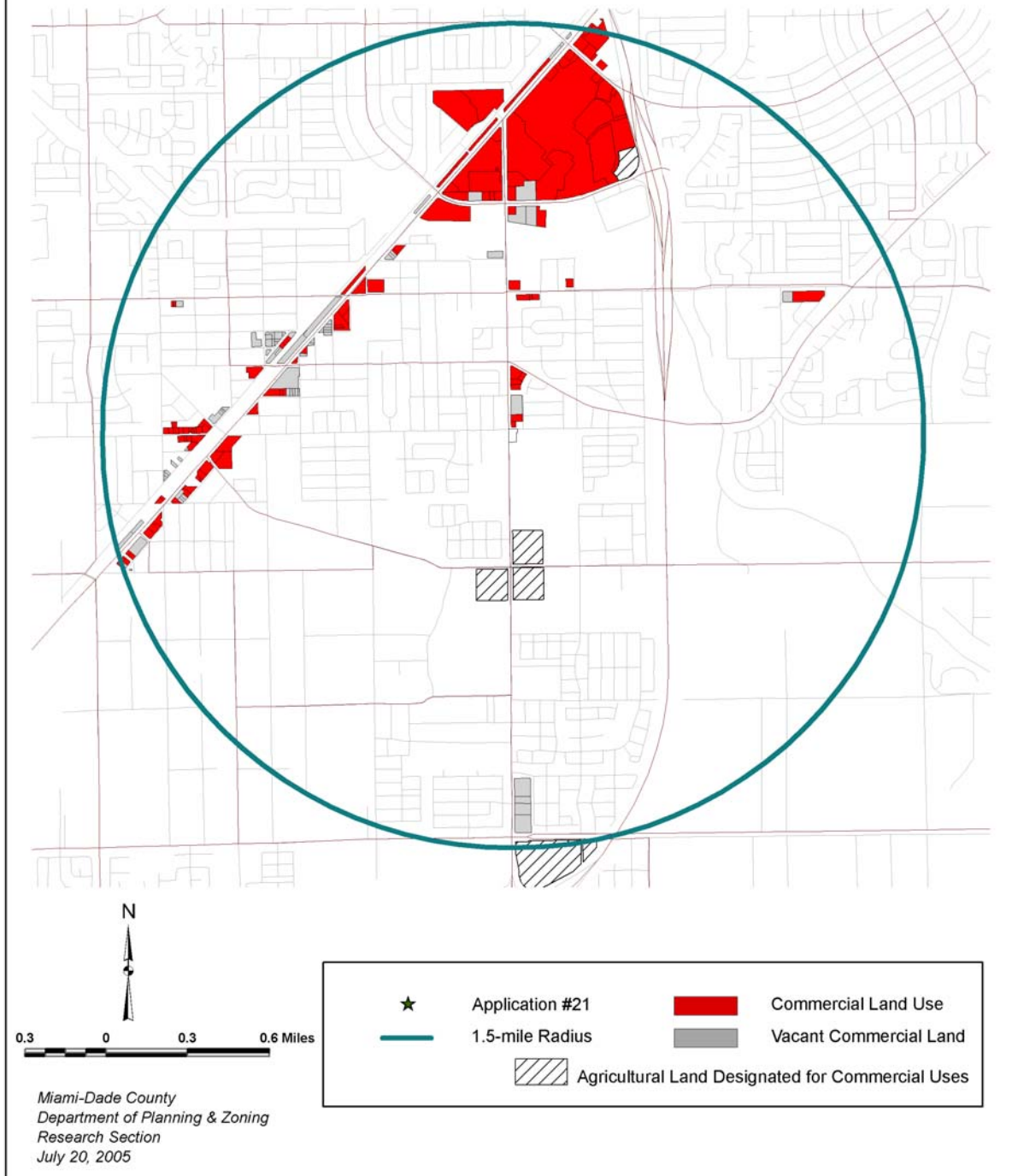


Figure F-24  
**TRADE AREA MAP: APPLICATION 21**



## Roadways

### Existing Conditions

Figure F-25 illustrates the existing arterial roadway network in this Study Area. East-west arterials serving this area include SW 184, SW 211, SW 216, SW 220, SW 232 and SW 248 Streets. North-south arterials and expressways include South Dixie Hwy (SR 5), SW 85, SW 87, SW 97/Franjo Road and SW 112 (SR 989), Caribbean Boulevard and the Homestead Extension of the Florida Turnpike (HEFT).

Figure F-26 shows and Table F-6 lists the existing traffic operating conditions on major roadways within the Study Area. Roadways in this Study Area are uncongested during the peak periods, and only the roadway segment of Caribbean Boulevard between the HEFT and Franjo Road is reported to be failing. Most roadway segments show acceptable peak-period level of service (LOS) conditions, LOS C or better; however, the roadway segment of Caribbean Boulevard between the HEFT and Franjo Road is reported to be operating at LOS F (very congested).

### Traffic Concurrency Evaluation

An evaluation of peak-period traffic concurrency conditions, as of July 12, 2005, in this Study Area, which considers reserved trips from approved developments not yet constructed and programmed roadway capacity improvements, predicts that most roadway segments have sufficient service capacity. The exceptions are the roadway segments of SW 184 Street from US 1 to SW 87 Avenue, Caribbean Boulevard between the HEFT and Franjo Road, Old Cutler Road from Franjo Road to SW 216 Street, SW 112 Avenue (SR 989) between US 1 and the HEFT, and SW 216 Street between SW 112 Avenue and Old Cutler Road (see table below and Figure F-27).

Roadway Segment With Depleted Service Capacity	
Roadway Segment	Trips Left
Caribbean Blvd. between the HEFT and Franjo Road	-233
SW 184 Street between US 1 to SW 87 Avenue	-163
Old Cutler Road between Franjo Road to SW 216 Street	-107
SW 112 Avenue (SR 989) between US 1 to HEFT	-441
SW 216 Street between SW 112 Avenue to Old Cutler Road	-29

Source: Miami-Dade County Public Works Department. July 2005.

Furthermore, the evaluation revealed that the following roadway segments might soon run out of service capacity. These roadway segments are listed in the table below.

Roadway Segment Soon to Run Out of Service Capacity		
	Roadway Segment	Trips Left
Old Cutler Road	SW 184 Street to Franjo Road	160
SW 97 Avenue/Franjo Road	US 1 to Old Cutler Road	70
SW 220 St/Old Cutler Rd	US 1 to SW 216 Street	214
SW 232 Street	US 1 to SW 117 Avenue	14

Source : Miami-Dade County Public Works Department, July 2005.

Figure F-25  
ROADWAYS: Application Nos. 18, 19, 20, 21 & 22

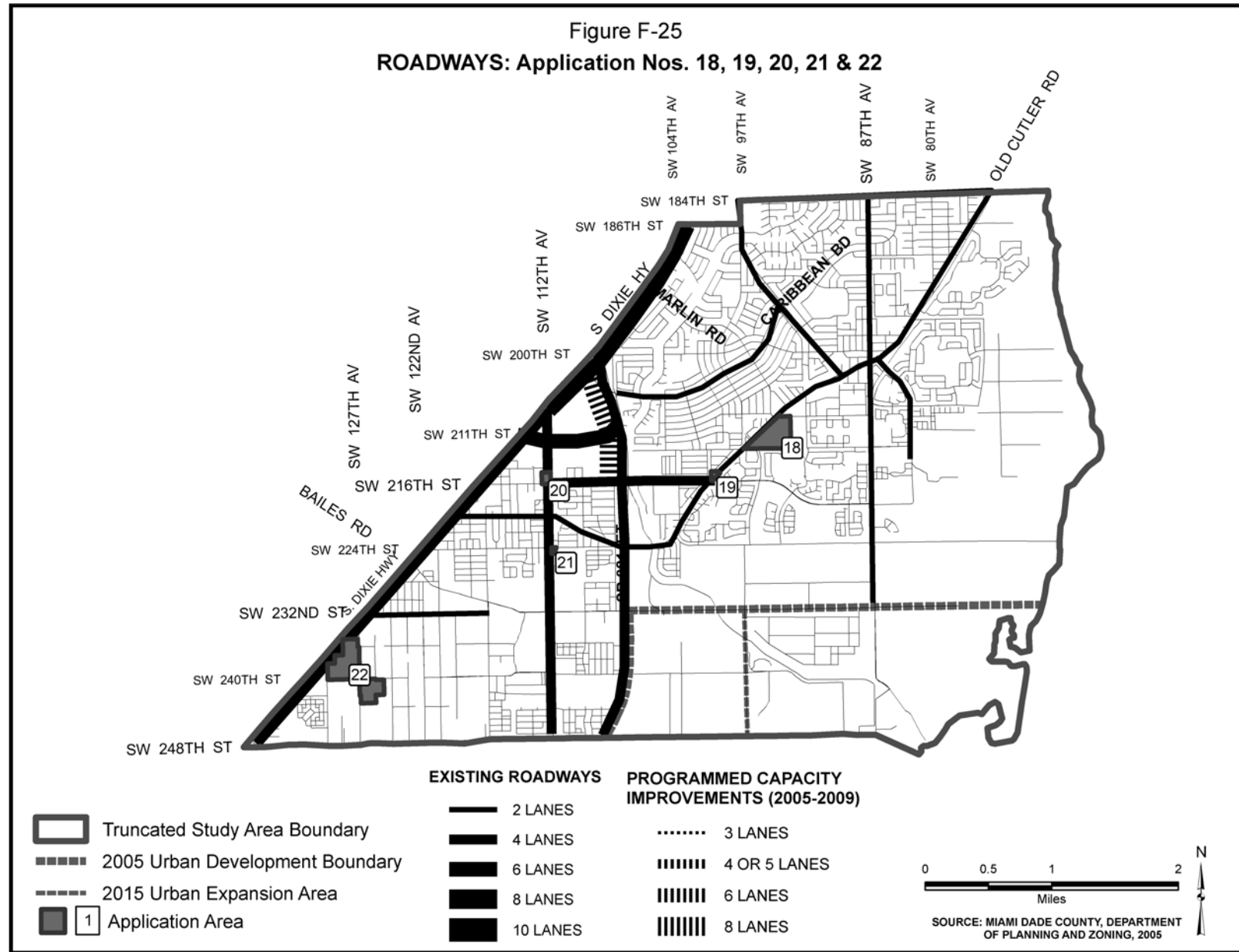


Table F-6  
Existing Traffic Conditions  
Roadway Lanes and Peak-Period Level of Service (LOS)  
Study Area F

Roadway	Location	Lanes	LOS Std	LOS
HEFT (SR 821)	SW 112 Avenue to SW 216 Street	4 LA	D	A (98)
	SW 216 Street to Quail Roost Drive	4 LA	D	B (98)
South Dixie Hwy (SR 5)	SW 152 Street to SW 186 Street	6 DV	E + 20%	C (01)
	SW 186 Street to SW 11 Avenue	6 DV	E + 20%	B (00)
	SW 112 Avenue to SW 304 Street	4 DV	E + 20%	A (04)
Old Cutler Road	Franjo Road to SW 216 Street	2 UD	D	B (04)
	SW 184 Street to Franjo Road	2 UD	D	A (04)
SW 85 Avenue	Old Cutler Road to SW 212 Street	2 UD	E + 20%	C (04)
SW 87 Avenue	SW 184 Street to SW 232 Street	2 UD	E + 20%	B (04)
SW 97 Avenue/Franjo Road	US 1 to Old Cutler Road	2 UD	E	D (04)
SW 112 Ave (SR 989)	US 1 to HEFT	4 DV	E	B (04)
	SW 268 Street to HEFT	4 DV	E + 20%	B (04)
Caribbean Blvd	HEFT to Franjo Road	2 UD	E	F (04)
SW 184 Street/Eureka Drive	Old Cutler Road to SW 87 Avenue	2 UD	D	A (04)
	US 1 to SW 87 Avenue	2 UD	D	C (04)
SW 211 Street	US 1 to HEFT	6 DV	E + 20%	B (04)
SW 216 Street	SW 112 Avenue to Old Cutler Road	4 DV	D	A (04)
SW 220 St/Old Cutler Rd	US 1 to SW 216 Street	2 UD	D	C (04)
SW 232 Street	US 1 to SW 117 Avenue	2 UD	D	D (01)

Source: Miami-Dade County Department of Planning and Zoning; Miami-Dade Public Works Department, June 2005; and Florida Department of Transportation, July 2004.

Note: Number in parenthesis ( ) in LOS column identifies the year the traffic count was taken.

DV = Divided roadway; UD = Undivided roadway; LA = Limited Access facility

\*LOS Std means the adopted minimum acceptable peak period Level of Service standard for State and County roadways.



Figure F-26  
**EXISTING ROADWAY LEVEL OF SERVICE: Application Nos. 18, 19, 20, 21 & 22**

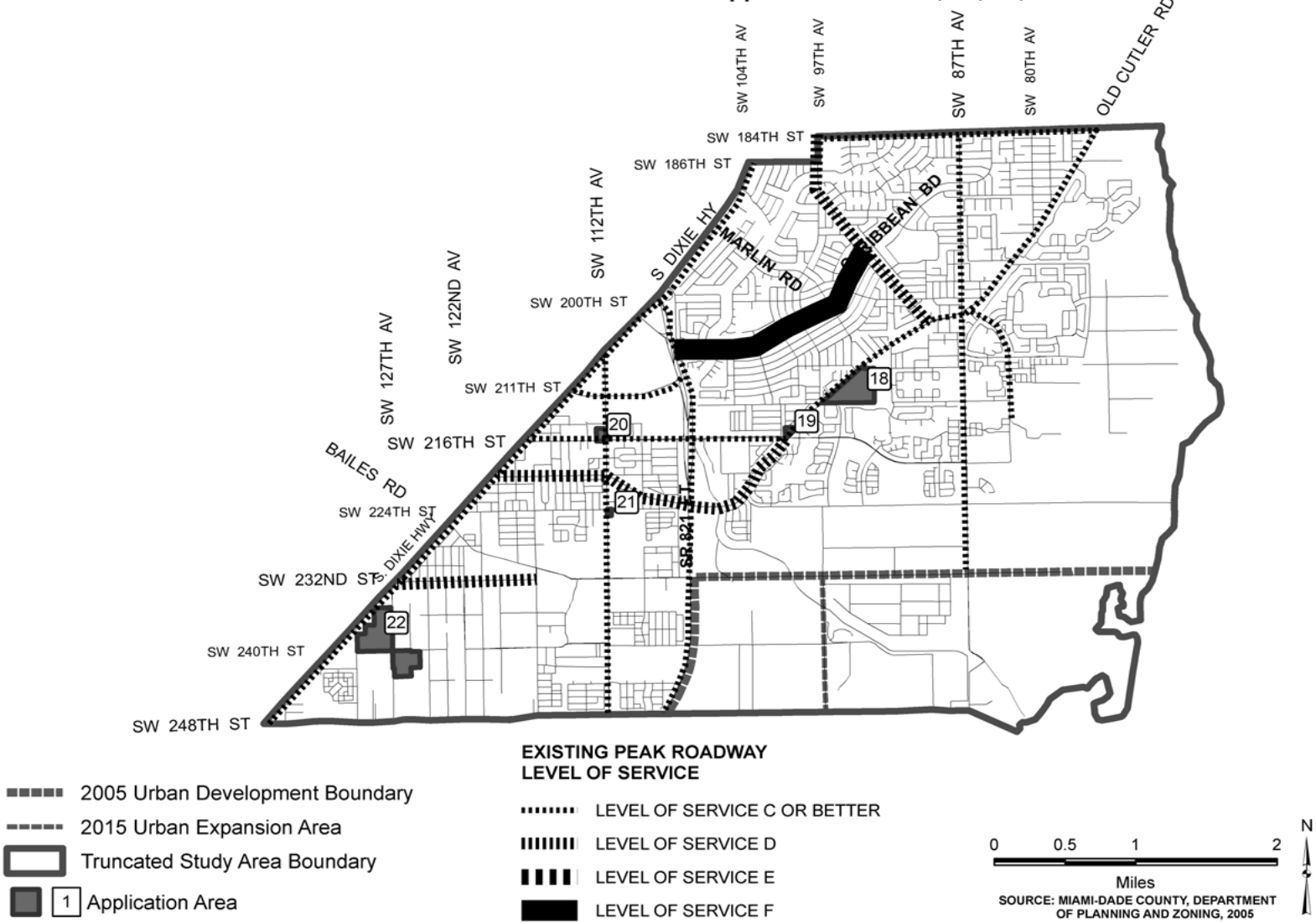
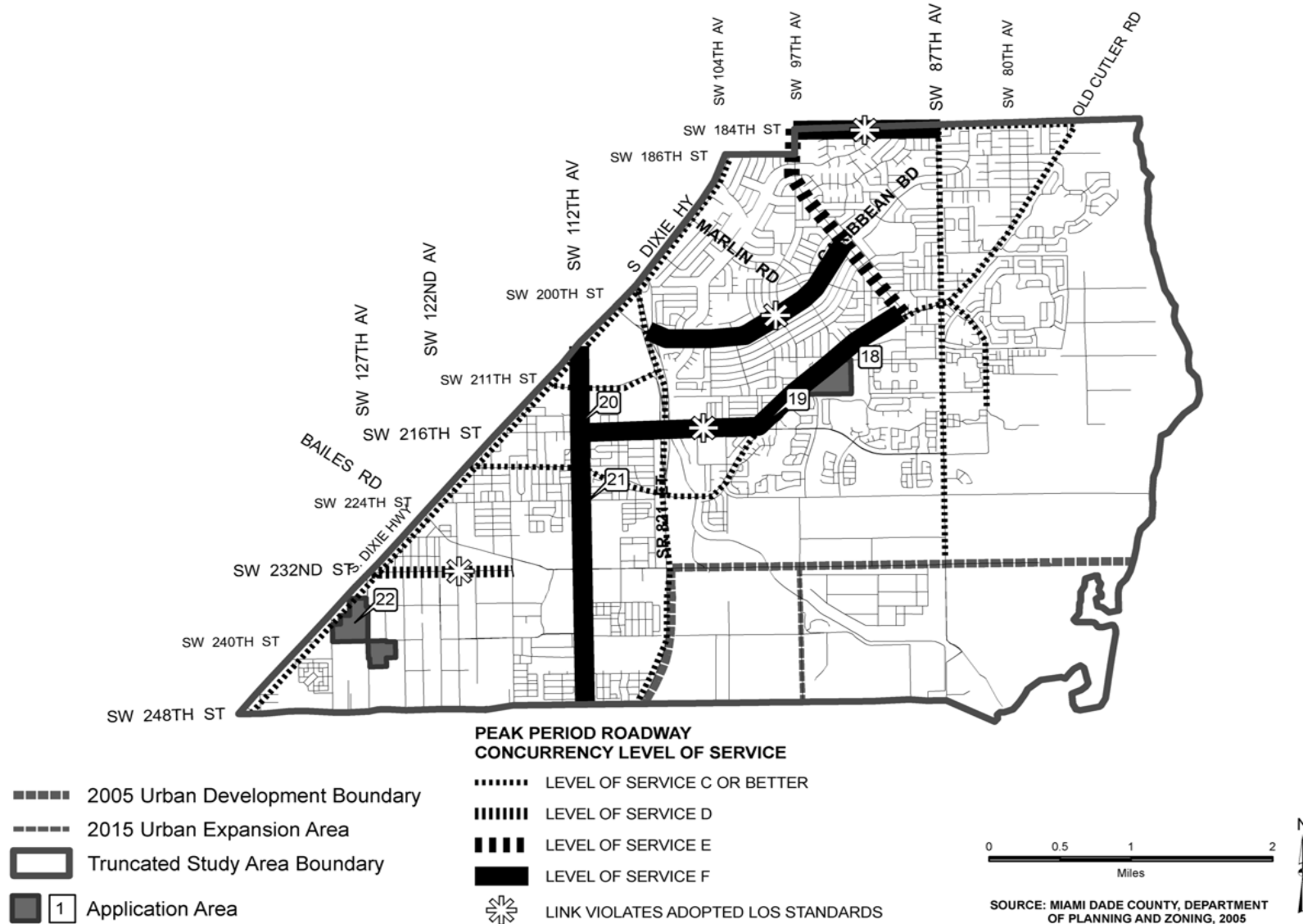


Figure F-27  
**ROADWAY CONCURRENCY LEVEL OF SERVICE: Application Nos. 18, 19, 20, 21 & 22**



## Future Conditions

The only roadway capacity improvement identified in the County's 2006 Transportation Improvement Program (TIP) is the widening of the HEFT from SW 184 Street to SW 216 Street from four to eight lanes. Figure F-25 shows the programmed capacity improvements within this Study Area for Fiscal Years 2005-2010.

According to the 2030 Miami-Dade Transportation Plan, Cost Feasible Plan, the following roadway capacity improvement projects are planned for fiscal year 2005-2015 in this Study Area (see table below). Figure F-28 illustrates the planned arterial roadway network for the year 2015 that will serve this Study Area.

Year 2015 Planned Roadway Improvements  
Study Area F

Roadway	From	To	Type of Improvement	Priority
SW 87 Avenue	SW 168 Street	SW 216 Street	Widen to 4 lanes	I
SW 97 Avenue	SW 216 Street	SW 212 Street	New 2 lanes	I*
SW 117 Avenue	SW 232 Street	SW 236 Street	New 4 lanes Divided	I*
SW 117 Avenue	SW 236 Street	SW 242 Street	New 2 of 4 lanes Divided	I*
SW 232 Street	SW 117 Avenue	SW 119 Avenue	New 4 lanes Divided	I*
SW 232 Street	SW 117 Avenue	SW 112 Avenue	New 2 of 4 lanes Divided	I*

Source: Miami-Dade Transportation Plan to the Year 2030, Metropolitan Planning Organization, December 2004

Note: \* indicates project improvement by a private developer  
Priority I – Project improvement to be funded by 2009

The projected year 2015 LOS conditions for all roadways within this Study Area are depicted in Figure F-29. This figure shows that portions of SW 184 Street, SW 216 Street, Caribbean Boulevard, Old Cutler Road, Franjo Road, the HEFT, SW 112 and SW 127 Avenues are projected to operate at LOS F thus violating the adopted LOS standards applicable to this area. The table below lists all roadways in the vicinity of the applications sites that are projected to operate at LOS F with and without the application impacts.

Projected 2015 Volume-to-Capacity (V/C) Ratios  
Study Area F

Roadway Segment	V/C Ratio Without Applications	V/C Ratio with Applic. No. 18	V/C Ratio with Applic. No. 22
US 1 between HEFT and Caribbean Boulevard	1.28	1.30	1.30
Franjo Road between SW 184 Street and Quail Roost Drive	1.12-1.38	1.17-1.43	1.13-1.37
Marlin Dr. between Caribbean Blvd. and Bridge North of Belaire Dr.	0.89-1.46	0.91-1.50	0.86-1.43
Old Cutler Road between SW 92 Avenue and SW 216 Street	1.01-1.07	1.05-1.11	1.02-1.08
SW 112 Avenue between SW 232 Street and SW 216 Street	1.11-1.19	1.11-1.12	1.08-1.21
SW 117 Avenue between SW 184 Street and SW 200 Street	1.03-1.25	1.04-1.28	1.04-1.27
SW 184 Street between SW 117 Avenue and SW 112 Avenue	1.06-1.18	1.07-1.21	1.07-1.18
SW 200 Street between SW 137 Avenue and SW 124 Avenue	0.99-1.31	1.01-1.30	1.04-1.32
SW 248 Street between SW 112 Avenue and SW 117 Avenue	1.0	1.0	1.02

Source: Metropolitan Planning Organization, July 2005.

Figure F-28  
 PLANNED YEAR 2015 ROADWAY LANES: APPLICATION NOS. 18, 19, 20, & 21

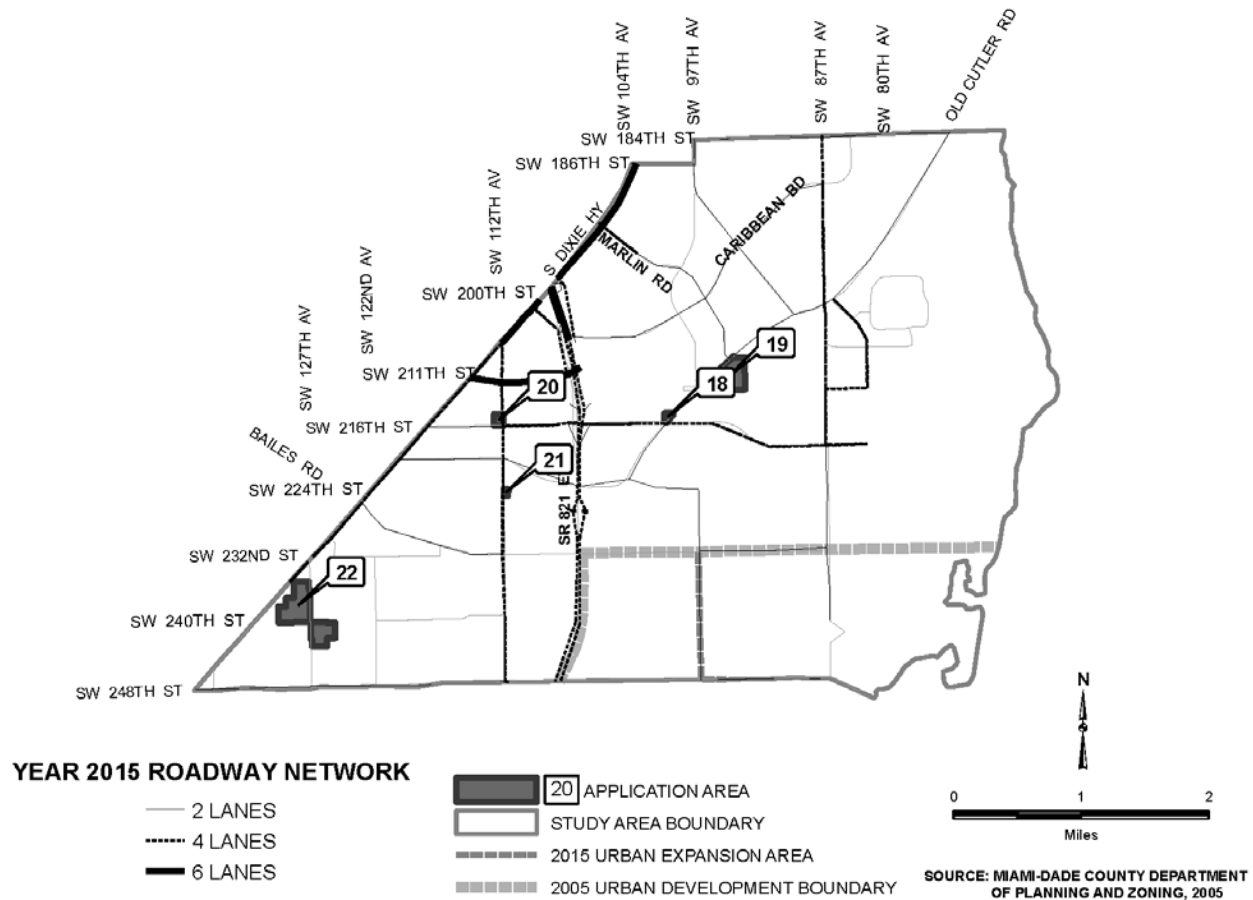
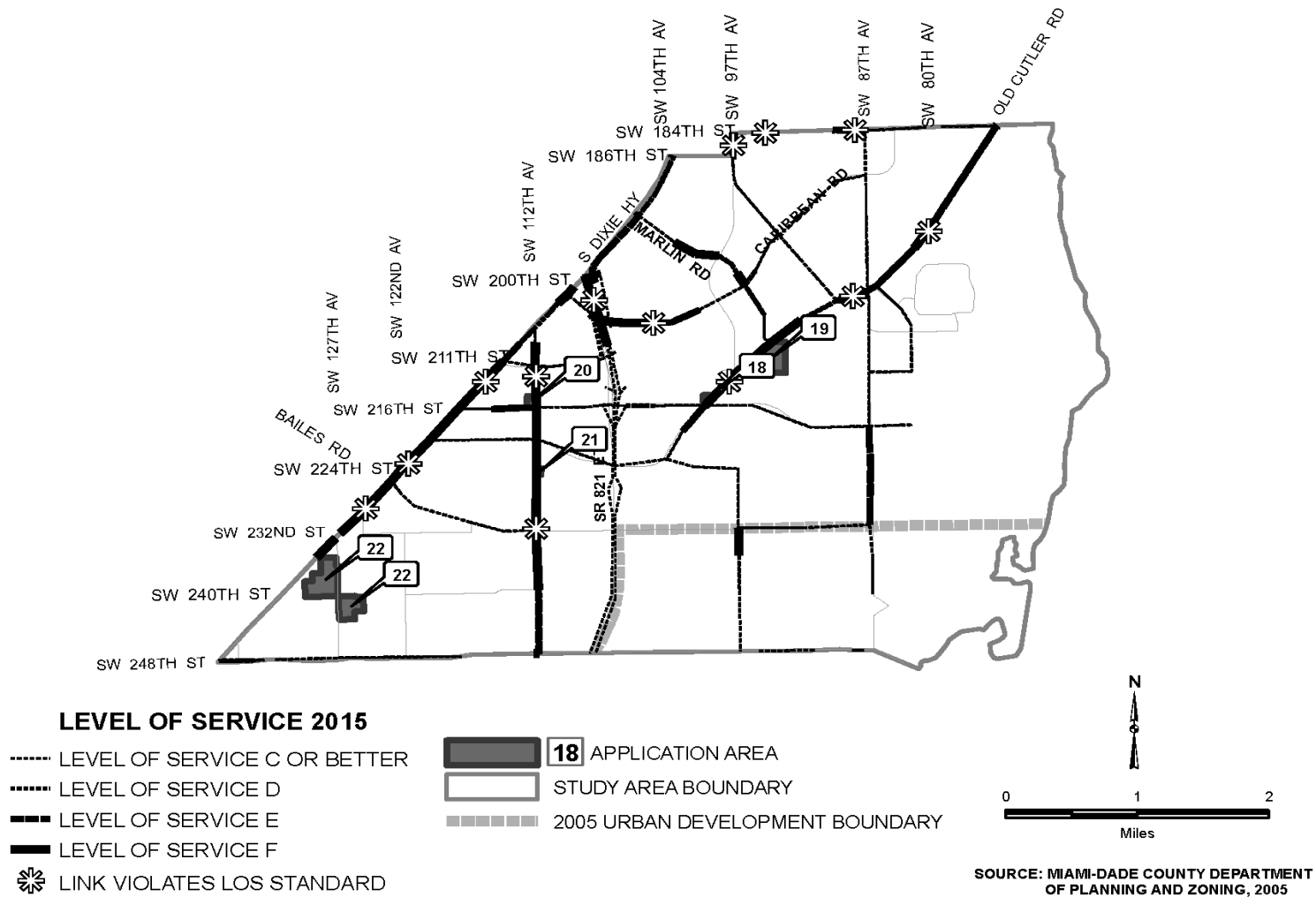


Figure F-29  
PROJECT YEAR 2015 LEVEL OF SERVICE: APPLICATION NOS. 18, 19, 20, & 21



## Application Impacts

Table F-7 below identifies the estimated number of PM peak hour trips expected to be generated by the proposed developments and compares them to the developments that could occur under the current CDMP designation for each application.

Application No 18 is a 35.61-acre site located east of Old Cutler Road between SW 208 and SW 212 Streets. Access to this site, if approved would be from Old Cutler Road. Currently Old Cutler Road between SW 184 Street and SW 216 Street is operating at LOS B; however, traffic concurrency analysis indicates that the segment from Franjo Road to SW 216 Street will deteriorate to LOS F, which will violate the adopted LOS D Standard. Moreover, Application No. 18, if granted, would generate 1,086 more PM peak-hour trips than under the current CDMP designation of Low Density Residential. In analyzing the potential trip distribution, the proposed use would adversely impact the operating LOS conditions on the segment of Old Cutler Road adjacent to the application site from LOS F (1.04) to LOS F (1.34).

Application No. 19 is a 1.8-acre site located at the northwest corner of Old Cutler Road and SW 216 Street. Access to this site, if approved, because of its commercial nature would be from Old Cutler Road, while if it remains residential access could be on SW 99 Avenue. Old Cutler Road between SW 184 Street and SW 216 Street and SW 216 Street from Old Cutler Road to SW 112 Avenue are currently operating at LOS B and LOS A, respectively. However, traffic concurrency analysis indicates that the segment of Old Cutler Road between Franjo Road and SW 216 Street and SW 216 Street from SW 112 Avenue to Old Cutler Road will deteriorate to LOS F, thus violating the adopted LOS D Standards. Application No. 19, if developed with commercial use under the requested Business and Office land use designation, would generate approximately 63 more PM peak hour trips than under the current CDMP designation of Low Density Residential. In analyzing the potential trip distribution, the proposed use would slightly impact the operating LOS conditions on the segments of Old Cutler Road from LOS F (1.04) to LOS F (1.06) and SW 216 Street from LOS F (1.01) to LOS F (1.02).

Application No. 20 is a 3.08-acre site located at the northwest corner of SW 112 Avenue and SW 216 Street. Access to this site, if approved, would be from SW 216 Street and/or SW 112 Avenue. SW 112 Avenue is currently operating at LOS B above the adopted LOS D standard. However, traffic concurrency analysis indicates that the segments of SW 112 Avenue from US 1 to the HEFT and SW 216 Street from SW 112 Avenue to Old Cutler Road will deteriorate to LOS F, thus violating the adopted LOS E+20% and LOS D Standards. Application No. 20, if developed with commercial use under the requested Business and Office land use designation, would generate approximately 143 more PM peak-hour trips than under the current CDMP designation of Medium Density Residential. In analyzing the potential trip distribution, the proposed use would slightly impact the operating LOS condition on the segment of SW 216 Street from LOS F (1.01) to LOS F (1.02).

Application No 21 is a 0.91-acre site located at the southeast corner of SW 112 Avenue and SW 224 Street. Access to this site, if approved, would be from SW 112 Avenue, which is currently operating at LOS B. However, traffic concurrency analysis indicates that the segment of SW 112 between US 1 and the HEFT will deteriorate to LOS E+35%, thus violating the adopted

LOS E+20%. Application No. 21, if developed with commercial use under the requested Business and Office land use designation, would generate approximately 18 more PM peak-hour trips than under the current CDMP designation of Low Density Residential. In analyzing the potential trip distribution, the proposed use would slightly impact the projected operating LOS condition on the segment of SW 112 Avenue.

Application No 22 is a 58.51-acre site located at the northwest and southeast corners of SW 127 Avenue and SW 240 Street. Access to this site, if approved, would be from either SW 127 Avenue or SW 240 Street. Unfortunately no traffic count stations are currently available for SW 127 Avenue and SW 240 Street in the vicinity of the application site. Therefore, traffic concurrency analysis was performed for the US 1, between SW 304 Street and SW 112 Avenue, which indicated that the segment would operate at LOS A. US 1 from SW 112 Avenue and SW 304 Street is currently operating at LOS A, above the adopted LOS E+20% standard. Application No. 22, if developed as Low Medium and Medium Density Residential, would generate approximately 355 more PM peak-hour trips than under the current CDMP designation of Low Density Residential. In analyzing the potential trip distribution, the proposed use would slightly impact the projected operating LOS condition on the segment of US 1 from SW 304 Street to SW 112 Avenue, which would continue to operate at LOS A. In 2015, US 1, between SW 211 Street and SW 232 Street, is projected to operate at LOS F (1.07-1.35) violating the adopted LOS E+20% standard applicable to this roadway.

Table F-7  
Estimated Peak Hour Trip Generation  
By Current CDMP and Requested Use Designations

Application Number	Assumed Use For Current CDMP Designation/ Estimated No. Of Trips	Assumed Use For Requested CDMP Designation/ Estimated No. Of Trips	Estimated Trip Difference Between Current and Requested CDMP Land Use Designation
18	Low Density Residential - Single Fam. Res. (213 Units)/ 212	Business & Office - Shopping Ctr. (465,351 sq. ft.) 1,298	+1,086
19	Low Density Residential - Single Fam. Res. (8 Units)/ 11	Business & Office - Shopping Center (18,295 sq. ft.) 74	+63
20	Medium Density Res./ Apartments (77 Units) 26	Business & Office/ Shopping Ctr. (40,249 sq. ft.) 169	+143
21	Low Density Residential/ Single Fam. Resid. (3 DU) 5	Business & Office/ Shopping Ctr. (8,102 sq. ft.) 23	+18
22	Low Density Res. Single Fam. Res. (351 Units) 168	Low-Medium & Medium Density Residential/ Apartments (1002 Units) 523	+355

Source: Institute of Transportation Engineers, Trip Generation, 7th Edition, 2003.

Note: Includes pass-by trips adjustment factor for commercial uses, ITE Trip Generation, 7th Edition, 2003.

## Transit Service

### Existing Service

Metrobus Routes 1, 35, 52, 70, Busway Flyer, Busway Local, Busway MAX, and Saga Bay MAX serve Study Area F. Table F-8 shows the existing service frequency in summary form.

Table F-8  
Metro Bus Route Service  
Study Area F

Route No.	Weekday Headway*		Proximity in miles to App. No. 18	Proximity in miles to App. No. 19	Proximity in miles to App. No. 20	Proximity in miles to App. No. 21	Proximity in miles to App. No. 22	Feeder, Local or Express
	Peak	Off-Peak						
1	20	40	0.75	0.5	0.25	0.75	2.25	F/E/L
35	30	30	0.75	1	0	0.5	0	L
52	30	30	0	0.25	0	0.25	1.25	F/E/L
70	30	30/60	0	0.25	0	0	1.25	L
Busway Flyer	20	N/A	1.75	2	0.5	1	0	F/E
Busway Local	15	30	1.25	1.75	0.25	0.75	2.25	F/E
Busway MAX	15	30	1.25	1.5	0	0.5	0	F/E
Saga Bay MAX	24	N/A	0	2.5	1.25	0.5	3.25	F/E

Source: Miami-Dade Transit Agency, July 2005.

Notes: F means feeder service to Metrorail

L means local service route

E means express service

N/A means none available

\*Headway time in minutes.

### Future Conditions

By the year 2015, Study Area F is projected to experience a population increase of 19,627 additional residents and an employment increase of 25.5%, or 6,931 additional jobs. The projected population and employment increase would warrant improvements to the current transit service in this study area.

Transit improvements to the existing transit service in Study Area F, such as improved headways and extensions to the current routes, are being planned for the next five years as noted in the 2005 Five-Year Transit Development Plan (TDP) and in the People's Transportation Program (PTP). Table F-9 shows service improvements programmed for existing routes within Study Area F as well as the new routes proposed for the area.



Table F-9  
Planned Transit Improvements  
Study Area F

<u>Route</u>	Improvement Description
1	Extend Service to Quail Roost Drive and SW 137 Ave.
31 Busway Local	Extend service to Florida City/Homestead along South Miami-Dade Busway Extension.
	Re-align route to service Goulds area. Weekday-full size bus.
	Improve midday headways from 30 to 15 minutes.
	Improve weekend headways from 30 to 20 minutes.
35	Re-align along South Miami-Dade Busway Extension.
	Improve peak headways from 30 to 15 minutes.
38 Busway MAX	Extend alignment to the Village of Homestead community.
52	All night service, every 60 minutes, seven days a week. Serves the Dadeland South, South Miami and University stations.
	Improve peak period headways from 30 to 15 minutes.
70	Improve weekend headways from 60 to 30 minutes.
	Re-align along South Miami-Dade Busway Extension.
	Improve peak headways from 30 to 20 minutes.
	Improve peak headways from 20 to 15 minutes.
287 Saga Bay MAX	Improve peak headways from 24 to 15 minutes.

Source: Miami-Dade Transit, July 2005.

There are also two four routes programmed for this area. They are:

New Routes	Improvement Description
Quail Roost MAX	Introduce a MAX route on SW 184 Street and Quail Roost Drive.
Coconut Palm Connection	Introduce a feeder route from SW 248 Street into the Busway with connections to the Cutler Ridge Terminal via SW 112 Avenue.
Florida City/ Medley MAX	Introduce peak hour express service between the Florida City/Homestead areas to Medley. Provide 3 trips in the am and 3 in the pm.
Busway Express (Busway Flier)(SULS)	New peak hour service from Key Largo area, through Florida City to the Dadeland South Metrorail Station via the Busway.

Source: Miami-Dade Transit, July 2005.

The projected transit improvements for Study Area F are estimated to cost approximately \$2,169,100 in annual operating cost and a one time capital cost of \$2,727,840 for a total cost of \$4,896,940. These costs reflect only the cost of that portion of route improvements within Study Area F.

## **Major Transit projects**

Regarding future transit projects within this area, the Busway Extension is an 11.5 mile Bus Rapid Transit facility running along US-1/ South Dixie Highway from Cutler Ridge to SW 344<sup>th</sup> St. in Florida City. This project includes the on-going reconstruction project of US-1 from SW 112 Avenue to SW 264<sup>th</sup> Street.

In addition, a rail extension to Florida City will be studied as part of the People's Transportation Plan Rapid Transit Improvements. It consists of a 21-mile corridor along US 1, with two segments: one from Dadeland South Metrorail Station to Cutler Ridge; a second from Cutler Ridge to Florida City.

## **Applications Impacts**

For Study Area F, five application requests were submitted to amend the CDMP (Applications Nos. 18, 19, 20, 21 and 22).

A trip-generation analysis was performed in the Traffic Analysis Zones (TAZ) where the applications are being requested. In TAZ 1340, where Application No. 18 is requested, the analysis indicates that this application, if granted, would generate 144 additional transit trips. As presented in Table F-9 improvements are planned for the study area, including improvements to three routes traveling within a half mile of the property. As a result of this application, a re-alignment of Route 70 along South Miami-Dade Busway Extension would be recommended to properly serve the area. Pullout bus bays will be necessary at this location and will be required in the future from the applicant.

In TAZs 1343, 1370 and 1369 where Application Nos. 19, 20 and 21 are requested, respectively, the analyses indicate that these applications, if granted, would produce no variation on the transit trip generation and, therefore, no expected changes beyond those already planned for the area would be warranted.

In TAZ 1372, where Application No. 22 is requested, the analysis indicates that this application, if granted, will generate 32 additional transit trips. Improvements are planned for the study area, including two routes traveling within a quarter mile of the application site. Therefore, no expected changes beyond those already planned for the area would be necessary.

## **Water and Sewer**

The Miami-Dade Water and Sewer Department (WASD) provides water and sewer services to Study Area F. The portion of the Study Area outside the Urban Development Boundary, half of which is agricultural land, relies on private wells and septic tank systems.

## **Potable Water Supply**

Treated water is supplied to the Study Area from WASD's Alexander Orr Water Treatment Facility and by the South Dade Water System, which consists of several small plants formerly operated by Rex Utilities, and which serves the unincorporated area south of SW 248 Street. The plants at this time have adequate capacity to meet projected demands from the applications. Water produced by the plants meets required drinking water standards, according to DERM. The Alexander Orr facility has a permitted capacity of 241.7 million gallons per day (mgd), and had an average daily production in 2004-05 of 175.3 mgd. Pending an evaluation of the Alexander Orr Plant's performance demonstration, it is anticipated by WASD that the plant will be rated for a treatment capacity of 248 mgd. The plant currently has approximately 16.9 mgd., or 7.8% of its treatment capacity available to meet increased demand. Most of the developed portions of the Study Area are provided with potable water service by the WASD system. The Alexander Orr Plant is supplied with raw water from wells located at the plant and at the Snapper Creek, Southwest and West Wellfields.

## **Sewer Service**

Wastewater from the Study Area is treated at the South District Wastewater Treatment Plant located near Black Point. This plant has an average flow design capacity of 112.5 mgd. The effluent produced by this facility meets all federal, State and County standards. As of May 2005, this plant is treating sewage at an average daily rate of 79 percent of its permitted capacity. Most of the developed portions of the Study Area are provided with sanitary sewers, although there are some areas that are served by septic tanks.

## **Water and Sewer Improvements**

As a result of the concerns over sewer overflow during major storm events, the County entered into a Settlement Agreement with the Florida Department of Environmental Protection (FDEP) in July 1993, a First Partial Consent Decree with the US Environmental Protection Agency in September 1993, and a Second and final Partial Consent Decree in April 1994. Under these agreements, the County has agreed to make \$1.169 billion worth of improvements in its regional wastewater system. WASD completed a 25 mgd expansion of its South District Sewage Treatment Plant in 1995. Planned expansion of this facility will increase its capacity to 112.5 mgd. Extensive improvements to the sewage pump stations throughout the regional wastewater system are also planned. The County will also shift some of the demand south to Homestead and to an acquired facility in Perrine. Countywide, a total of \$1.31 billion in wastewater collection and treatment system capital expenditure is planned for the period 2005-2011 in the 2005-2006 Proposed Resourced Allocation and Multi-Year Capital Plan.

## **Water and Sewer Service to Application Areas**

Amendment Applications Nos. 18 through 22 are located in Study Area F. The locations of the most proximate water and sewer connections to these sites are detailed in Table F-10. The effect of the amendments on water and sewer demand based on the changes from the current designations to the proposed designations and uses are specified in Table F-11.

Table F-10  
Available Water and Sewer Connections for Application in Study Area F

	Application	Distance to Main	Diameter of Main (inches)	Location of Main	Utility (1)
<b>WATER</b>					
	18	Adjacent	12	SW 208 Street	WASD
	19	Adjacent	12	SW 215 Street and SW 99 Avenue	WASD
	20	Adjacent	12	SW 112 Avenue and SW 216 Street	WASD
	21	Adjacent	12	SW 224 Street and SW 112 Avenue	WASD
	22	Adjacent	12	SW 129 Avenue	WASD
<b>SEWER</b>					
	18	663 feet	Manhole	SW 208 Street and SW 92 Avenue	WASD
	19	600 feet	Manhole	SW 216 Street and SW 98 Court	WASD
	20	Adjacent	8G	SW 112 Avenue	WASD
	21	No Connection Available			WASD
	22	600 feet	Manhole / 24F	SW 129 Avenue, south of SR 5	WASD

(1) Utility Serving Application Area  
WASD = Miami-Dade Water and Sewer Department  
(G = Gravity Main; F = Force Main)

Source: Department of Environmental Resources Management, 2005.  
Miami-Dade Water and Sewer Department, 2005.

**Application No. 18:** The closest available public water supply line is an existing 12-inch water main at SW 208 Street and the northeast corner of the developer's property. WASD requests the developer extend this water main west along SW 208 Street, which will interconnect with an existing 24-inch water main at Old Cutler Road. The Alexander Orr Treatment plant currently has adequate capacity to meet the proposed demands of this project.

A 10-inch gravity sewer line is available approximately 663 feet east of the property, at SW 208 Street and SW 92 Avenue. Additionally, an 8-inch gravity line is available at Grouper Drive and King Fish Terrace and an existing 30-inch force main abutting the subject property along Old Cutler Road. All of these systems have adequate collection/transmission and treatment capacity for the proposed subject property, at this time.

**Application No. 19:** The closest available public water supply line is an existing 12-inch water main at SW 215 Street and SW 99 Avenue. The Alexander Orr Treatment plant currently has adequate capacity to meet the proposed demands of this project.

There is an existing 12-inch force main line abutting the subject property along NW 99 Avenue. The closest point of connection for this sewer line is an available manhole located approximately 600 feet from the site, at SW 216 Street and SW 98 Court. This system has adequate collection/transmission and treatment capacity for the proposed subject property, at this time.

**Application No. 20:** The closest available public water supply line is an existing 12-inch water main at SW 112 Avenue north of SW 216 Street. Additionally, a 48-inch water main abuts the south side of the property along SW 216 Street. The Alexander Orr Treatment plant currently has adequate capacity to meet the proposed demands of this project.

There is an existing 8-inch gravity sewer line abutting the property, from which the developer can connect. This system has adequate collection/transmission and treatment capacity for the proposed subject property, at this time.

**Application No. 21:** The closest available public water supply line is an existing 12-inch water main at SW 224 Street and SW 112 Avenue. The Alexander Orr Treatment plant currently has adequate capacity to meet the proposed demands of this project.

No sewer service is available to this site. However, the closest sewer line is an existing 8-inch gravity line running north at the intersection of SW 112 Avenue and SW 224 Street, approximately 10 feet north of the property. This system has adequate collection/transmission and treatment capacity for the proposed subject property, at this time.

**Application No. 22:** The closest available public water supply line is an existing 12-inch water main at SW 129 Avenue, south of SR #5. WASD requests that a new 16-inch water main be provided along SW 127 Avenue from SW 244 Street to SW 234 Street fronting the developer's property. The Alexander Orr Treatment plant currently has adequate capacity to meet the proposed demands of this project.

The nearest sewer connection for Parcel A, is a manhole approximately 600 feet from the site, at SW 129 Avenue south of SR 5 (South Dixie Highway). For Parcel B, the nearest point of connection is an existing 24-inch force main at SW 127 Avenue and SW 248. These systems have adequate collection/transmission and treatment capacity for the proposed subject property, at this time.

Table F-11  
Water and Sewer Demand for Application in Study Area F  
(in gallons per day - GPD)

Application	Water and Sewer Demand (GPD)	Change From Current Designation (GPD)
18	92,400	+17,850
19	3,600	+800
20	36,800	+21,400
21	1,600	+550
22	100,800	+77,550

Source: Miami-Dade Department of Environmental Resources Management, 2005  
Miami-Dade Department of Planning and Zoning, 2005

WASD's regional wastewater treatment and disposal facilities have limited available capacity. Consequently, approval of development orders which will generate additional wastewater flows are being evaluated by DERM on a case-by-case basis. Approvals are only granted if the

application for any proposed development order is certified by DERM so as to be in compliance with the provisions and requirements of the Settlement Agreement between Miami-Dade County and the State of Florida Department of Environmental Protection and also with the provisions of the Environmental Protection Agency consent decree.

Furthermore, in light of the fact that the County's sanitary sewer system has limited sewer collection/transmission and treatment capacity, no new sewer service connections can be permitted until adequate capacity becomes available. Consequently, final development orders for new construction may not be granted unless adequate capacity or alternative means of sewage disposal can be obtained. Use of an alternative means of sewage disposal shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

At the present time, the potable water supply system meets the Level of Service standards as established in Policy 2A of the Water, Sewer and Solid Waste Element of the Miami-Dade County Comprehensive Development Master Plan.

### **Solid Waste**

Since the Department of Solid Waste Management (DSWM) assesses capacity system-wide based, in part, on existing waste delivery commitments from both the private and public sectors, it is not possible to make determinations concerning the adequacy of solid waste disposal facilities relative to each individual application. Instead, the DSWM issues a periodic assessment of the County's status in terms of 'concurrency' – that is, the ability to maintain a minimum of five years of waste disposal capacity system-wide. The County is committed to maintaining this level in compliance with Chapter 163, Part II, F.S., and currently exceeds that standard by nearly four (4) years (See Solid Waste section in Chapter 2 of this report).

Applications Nos. 18, 19, 20, 21 and 22 lie within the 2005 Urban Development Boundary and the DSWM's waste service area for garbage and trash collections.

The South Miami Heights Trash and Recycling Center (20800 SW 117th Court) is the closest DSWM facility for all the applications in Study Area F. This facility is approximately 3 miles away from Application No. 18, 7 miles away from Application No. 19, 1 mile away from Application No. 20, 1 mile away also from Application No. 21, and 7 miles away from Application No. 22.

Under the DSWM's current policy, only residential customers paying the annual waste collection fee and/or the Trash and Recycling Center fee are allowed the use of this type of facility. Due to the character of the request, however, there is no impact on collection services. The impact on the disposal and transfer facilities would be the incremental and the cumulative cost of providing disposal capacity for DSWM Collections, private haulers and municipalities is paid for by the users. The DSWM is capable of providing such disposal service for each of the applications.

## **Fire and Rescue Service**

Study Area F is currently served by Miami-Dade Fire Rescue Stations Nos. 34 and 55. The Naranja/Palm Glades Station (J) is scheduled for construction in fiscal year 2007-2008 in the vicinity of SW 248 Street and SW 112 Avenue. The planned station is poised to mitigate impacts to existing services resulting from the proposed amendment applications. (See Figure F-30).

Average travel time to alarms at the location of Application No. 18 is approximately 4.16 minutes, at the location of Application No. 19 is approximately 6.53 minutes, at the location of Application No. 20 is approximately 5.14 minutes, at the location of Application No. 21 is approximately 5.11 minutes, and at the location of Application No. 22 is approximately 6.45 minutes.

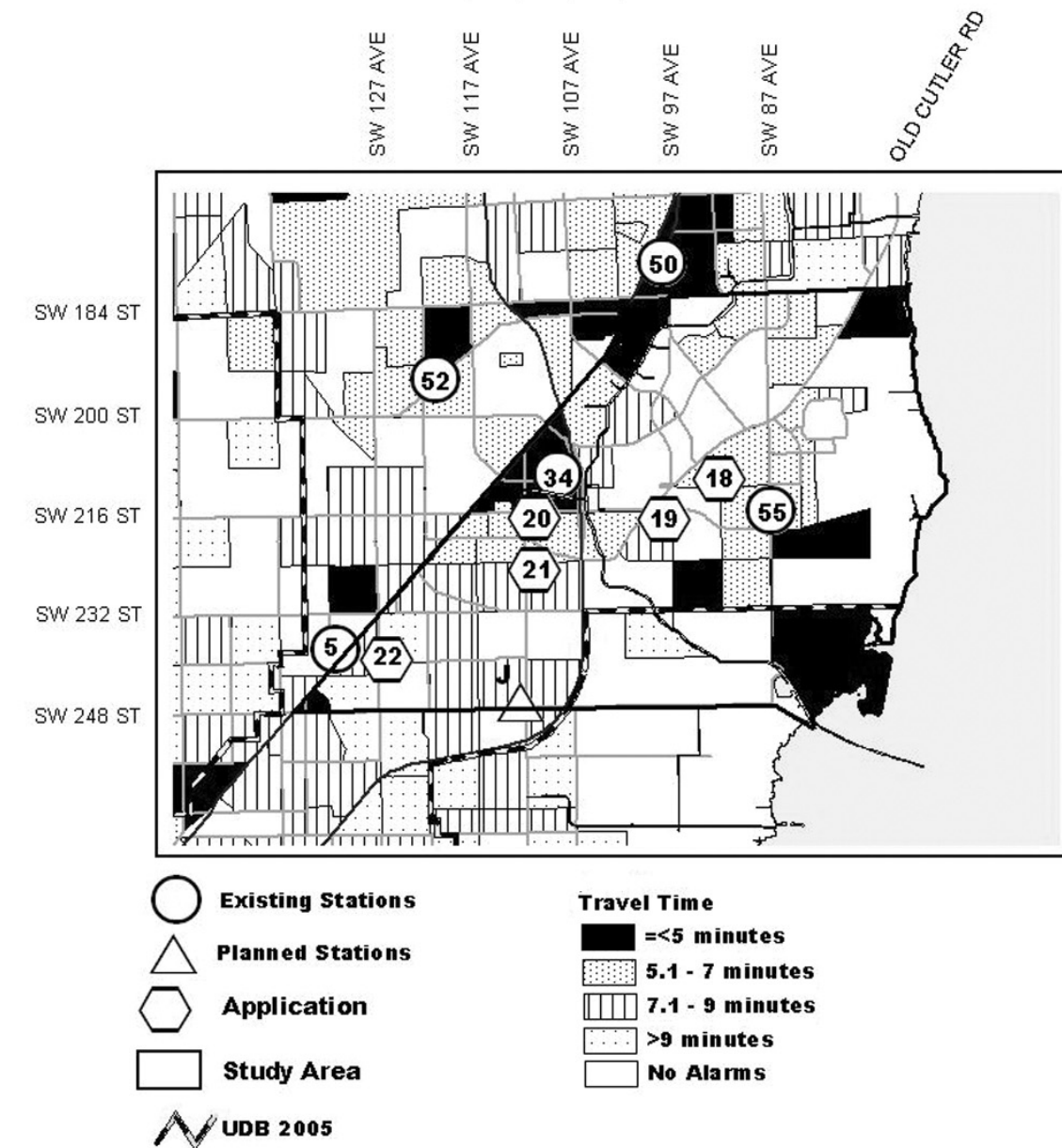
The required fire flow for Application No. 18 is 3,000 gallons per minute (gpm). Each fire hydrant requires delivery of 1,000 gpm. There is an existing 24" water main on Old Cutler Road that could potentially service the site. Available fire flow test data in the vicinity of the site shows an available fire flow of 5,119 gpm at 20 psig, and a hydrant flow of 1,762 gpm. Available fire flow should be adequate for this application if new water mains and hydrants are installed per Article XIVA, Water Supply for Fire Suppression, of the Miami-Dade County Code.

The required fire flow for Application No. 19 is 3,000 gallons per minute (gpm). Each fire hydrant requires delivery of 1,000 gpm. There is an existing 12" water main on SW 99 Avenue and a 48" water main on SW 216 Street that could potentially service the site. There is no fire flow report available for the vicinity of Application No. 19, however, available fire flow should be adequate for this application if new water mains and hydrants are installed per Article XIVA, Water Supply for Fire Suppression, of the Miami-Dade County Code.

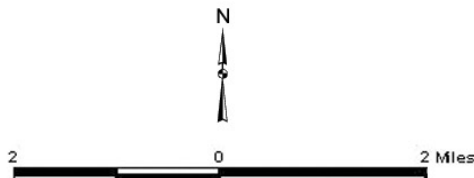
The required fire flow for Application No. 20 is 3,000 gallons per minute (gpm). Each fire hydrant requires delivery of 1,000 gpm. There is an existing 12" water main on SW 112 Avenue and a 48" water main on SW 216 Street that could potentially service the site. Available fire flow test data in the vicinity of the site shows an available fire flow of 4,960 gpm at 20 psig, and a hydrant flow of 1,884 gpm. Available fire flow should be adequate for this application if new water mains and hydrants are installed per Article XIVA, Water Supply for Fire Suppression, of the Miami-Dade County Code.

The required fire flow for Application No. 21 is 3,000 gallons per minute (gpm). Each fire hydrant requires delivery of 1,000 gpm. There is an existing 12" water main on SW 112 Avenue and 8" water main on SW 224 Street that could potentially service the site. There is no fire flow report available for the vicinity of Application No. 21, however, available fire flow should be adequate for this application if new water mains and hydrants are installed per Article XIVA, Water Supply for Fire Suppression, of the Miami-Dade County Code.

Figure F-30  
**FIRE AND RESCUE: APPLICATION NOS.  
 18, 19, 20, 21, & 22**



SOURCE: MIAMI-DADE COUNTY DEPARTMENT  
 OF PLANNING AND ZONING, AND  
 MIAMI-DADE FIRE DEPARTMENT, 2005





The required fire flow for Application No. 22 is 1,500 gallons per minute (gpm). Each fire hydrant requires delivery of 500 gpm. There is an existing 48" water main on SW 127 Avenue that could potentially service the site. There is no fire flow report available for the vicinity of Application No. 22, however, available fire flow should be adequate for this application if new water mains and hydrants are installed per Article XIVA, Water Supply for Fire Suppression, of the Miami-Dade County Code.

### County Parks

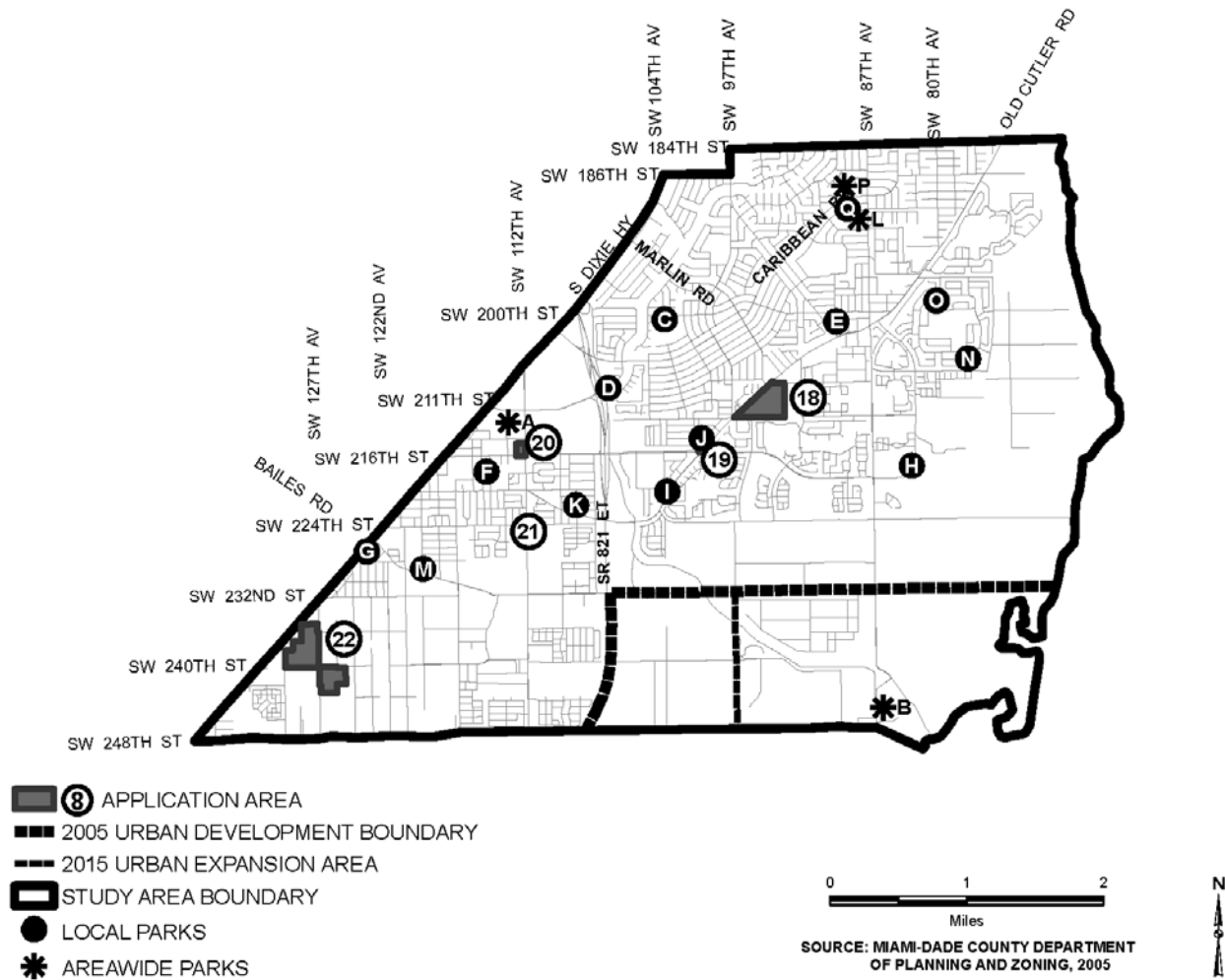
County-owned park and recreation facilities serving this portion of Study Area F are shown on Figure F-31. These parks are described on Table F-12, which lists the name and acreage for each park site. The nearest park site to Application No. 18 is Lincoln City Park, a 1-acre Mini-Park located at SW 214 Street and 99 Avenue. The nearest park site to Application No. 19 is Franjo Park, a 5-acre Special Purpose Park located at Old Cutler Rd. and SW 97 Avenue. The nearest park site to Application No. 20 is Goulds Park, a 30-acre Community Park located at 21805 SW 114 Avenue. The nearest park site to Application No. 21 is Lincoln Estates Park, a proposed 1-acre Mini Park located at SW 222 Street and 108 Avenue. The nearest park site within the study area to Application No. 22, is Goulds Wayside Park, a 3-acre Neighborhood Park located at SW 227 Street and US 1.

Table F-12  
County Park and Recreation Open Space Facilities: Study Area F

Park Identifier (Figure F-31)	Name of Park	Park Classification	Acreage
A	Black Creek Trail	Green Way	3
B	Black Point Park and Marina	Metropolitan	118
C	Cutler Ridge	Community	13
D	Cutler Ridge Skate Park	Special Purpose	4
E	Franjo Park	Special Purpose	5
F	Goulds Park	Community	30
G	Goulds Wayside Park	Neighborhood	3
H	Lakes by the Bay	Community	96
I	Lincoln City Park # 1	Mini	1
J	Lincoln City Park # 2	Mini	1
K	Lincoln Estates	Mini	1
L	Ned Glenn Nature Preserve	Natural Preserve	10
M	Rock Pit # 57	Neighborhood	10
N	Saga Bay Park	Neighborhood	5
O	Saga Lake Park	Neighborhood	5
P	Whispering Pines Hammock Preserve	Natural Preserve	5
Q	Whispering Pines	Mini	

Source: Miami-Dade County Park and Recreation Department, 2005.

Figure F-31  
 COUNTY PARKS: APPLICATION NOS. 18, 19, 20, & 21



Study Area F is located in Park Benefit District (PBD) 3, which has a surplus capacity of 206.18 acres when measured by the County concurrency level-of-services standard. The impact of Amendment No. 18 would increase the potential population in PBD 3 by 1,169, decreasing the available reserve capacity by 3.21 acres to 202.97 acres. The impact of Amendment No. 19 would increase the potential population in PBD 3 by 46, decreasing the available reserve capacity by .12 acres to 206.06 acres. The impact of Amendment No. 20 would increase the potential population in PBD 3 by 388, decreasing the available reserve capacity by 1.07 acres to 205.11 acres. The impact of Amendment No. 21 would increase the potential population in PBD 3 by 2, decreasing the available reserve capacity by .05 acres to 206.13 acres. The impact of Amendment No. 22 would increase the potential population in PBD 3 by 2,684, decreasing the available reserve capacity by 7.38 acres to 198.80 acres, and necessitating a park dedication.

### **Public Schools**

Table F-13 lists the mainstream public schools in the mapped portion of Study Area F, indicating school name and type, October 2004 enrollment, the Florida Inventory of School Houses (FISH) Design Capacity which includes permanent and relocatable student stations, and the FISH percent. The locations of these schools are identified on Figure F-32. As can be seen, elementary schools in Study Area F had an October 2004 enrollment of 4,810, a FISH Design Capacity of 4,256 and a FISH percent of 113%. Middle schools had an October 2004 enrollment of 3,507, a FISH Design Capacity of 2,939 and a FISH percent of 119%. There are no senior high located in the Study Area. The total October 2004 enrollment for Study Area F is 8,317, a FISH Design Capacity of 7,195 and a FISH percent of 116%.

Application No. 18, if approved for 249 additional units, will potentially generate an additional 205 students in Study Area F. Approximately 94 of these students will attend Dr. Edward L. Whigham Elementary, increasing the FISH from 110% to 121%, 51 students will attend Mays Middle, increasing the FISH from 97% to 102%, and 60 students will attend Miami Southridge Senior High located outside Study Area F, increasing the FISH from 117% to 119%.

Application No. 19, if approved for 10 additional units will potentially generate 8 additional students. Approximately 4 of these students will attend Gulfstream Elementary, increasing the FISH from 91% to 92%, 2 students will attend Centennial Middle, keeping the FISH unchanged at 125%, and 2 students will attend Miami Southridge Senior High located outside the Study Area F, also keeping the FISH unchanged at 117%.

Application No. 20, if approved for 107 additional multi-family units will potentially generate 17 additional students. Approximately 8 of these students will attend Dr. Edward L. Whigham Elementary, increasing the FISH from 110% to 111%, 4 students will attend Mays Middle, increasing the FISH from 97% to 98%, and 5 students will attend Miami Southridge Senior High located outside Study Area F, keeping the FISH unchanged at 117%.

Application No. 21, if approved for 5 additional units will potentially generate 4 additional students. Approximately 2 of these students will attend Pine Villa Elementary, keeping the FISH unchanged at 95%, 1 student will attend Centennial Middle, keeping the FISH unchanged at

125%, and 1 student will attend Miami Southridge Senior High located outside Study Area F, also keeping the FISH unchanged at 117%.

Application No. 22, if approved for 270 additional units will potentially generate 236 additional students in the Study Area. Approximately 109 of these students will attend Pine Villa Elementary, increasing the FISH from 95% to 125%, 59 students will attend Redland Middle, increasing the FISH from 168% to 179%, and 68 students will attend Homestead Senior High located outside Study Area F, increasing the FISH from 109% to 114%.

A complete listing of comments from the Miami-Dade Public Schools is attached as Appendix A. This Appendix contains a full listing of all relief schools in the area.

**Table F-13**  
**2005 Public School FISH Rates**  
**Study Area F**

School Identifier (Figure F-32)	Name of School	October 2004 Membership	FISH Design Capacity	FISH Percent
<b>ELEMENTARY SCHOOLS</b>				
A	Bel-Aire	537	423	127
B	Cutler Ridge	1,019	756	135
C	Dr. Edward L. Whigham	1,008	914	110
D	Gulfstream	701	768	91
E	Pine Villa	653	690	95
F	Whispering Pines	892	705	127
TOTAL ELEMENTARY		4,810	4,256	113
<b>MIDDLE SCHOOLS</b>				
G	Centinella	1,115	895	125
H	Cutler Ridge	1,424	1,048	136
I	Mays	968	996	97
TOTAL MIDDLE		3,507	2,939	119
		8,317	7,195	116
<b>STUDY AREA TOTAL</b>				

Source: Miami-Dade County Department of Planning and Zoning, 2005  
Miami-Dade County Public Schools, 2004

Below is a summary of impacts to schools in the Study Area should all amendment applications be approved.

Name of School	October 2004 Membership	FISH Design Capacity	FISH Percent	Application No.					Total Students of Apps.	FISH Capacity all Apps. Approved	
				18	19	20	21	22			
ELEMENTARY SCHOOLS											
Bel-Aire	537	423	127								
Cutler Ridge	1,019	756	135								
Dr. Edward L. Whigham	1,008	914	110								
Gulfstream	701	768	91								
Pine Villa	653	690	95								
Whispering Pines	892	705	127								
MIDDLE SCHOOLS											
Centinnel	1,115	895									
Cutler Ridge	1,424	1,048									
Mays	968	996									

A complete listing of comments from the Miami-Dade Public Schools is attached as Appendix A. This Appendix contains a listing of all relief schools planned or funded for Study Area F.

Figure F-32  
PUBLIC SCHOOLS: APPLICATION NOS. 18, 19, 20, & 21

